

West Oxfordshire District Council

Salt Cross Garden Village Area Action Plan: Pre-Submission Sustainability Appraisal Report

Final report

Prepared by LUC, August 2020



West Oxfordshire District Council

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Chapter 1

Introduction

1.1 This Sustainability Appraisal Report has been prepared by LUC on behalf of West Oxfordshire District Council as part of the integrated Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Salt Cross Garden Village Area Action Plan (AAP).

1.2 This report relates to the Pre-Submission version of the AAP (July 2020) and it should be read in conjunction with that document.

Local Context and background to the Area Action Plan

1.3 The land to the north of the A40 near Eynsham has been allocated by Policy EW1 of the West Oxfordshire Local Plan 2031¹ as the Oxfordshire Cotswolds Garden Village Strategic Location for Growth (SLG). The SLG has been identified to deliver a free-standing exemplar garden village. New development at this location is to be provided in line with the 'garden city' principles set out by the Town and Country Planning Association (TCPA)². Around 2,200 new homes together with new business land, park and ride and other supporting services and facilities are to be provided at the Garden Village.

1.4 Policy EW1 of the Local Plan set outs that in addition to the delivery of around 2,200 new homes, the Garden Village will involve the provision of about 40 hectares of business land (B-class) in the form of a 'campus-style' science park providing long-term employment capacity up to and beyond 2031. The development of the site is also to result in the provision of a new park and ride site with associated bus priority, provision of up to two primary schools and essential supporting transport infrastructure.

1.5 Eynsham itself is identified as a rural service centre in the West Oxfordshire Local Plan. Due to the position of the SLG within the eastern portion of the District, it has a strong spatial relationship with Oxford and the Oxfordshire 'knowledge spine'. The Council's own economic evidence highlights the close relationship of Eynsham with Oxford and the surrounding area.

¹ West Oxfordshire District Council (September 2018) *West Oxfordshire Local Plan 2031*

² TCPA (November 2017) *Practical Guides for Creating Successful New Communities*

1.6 The allocation of the SLG came forward as part of additional work the Council undertook following suspension of the Local Plan examination in January 2016 to address housing requirements in the District and the issue of 'unmet' housing need from Oxford City.

1.7 Main modifications to the Local Plan were published in November 2016 and as part of the Local Plan examination hearings held in July 2017 it was agreed that if the Garden Village proposal was taken forward, an AAP would be the most appropriate mechanism to guide development. The AAP will set out a specific vision for the site together with a series of supporting objectives and guiding policies that will be used to determine any planning applications that are submitted and monitor progress at the site.

1.8 In summer 2018 the Council consulted on an initial 'issues paper' for the AAP³. This consultation was undertaken to identify early views on how to best tackle a number of important issues for the SLG including transport, housing, jobs and the environment. The results of that consultation and further technical evidence work carried out by the Council fed into the Preferred Options version (July 2019) and subsequently the Pre-Submission version of the AAP (July 2020) which is currently out for consultation. Once adopted, the AAP will form part of the statutory development plan for West Oxfordshire alongside the West Oxfordshire Local Plan and the Eynsham Neighbourhood Plan.

West Eynsham Supplementary Planning Document

1.9 The Local Plan (Policy EW2) also allocated land to the West of Eynsham as a Strategic Development Area (SDA) for mixed use development including 1,000 houses, a spine road and a new primary school. Considering the scale of growth supported and its close proximity to the SLG, new development which comes forward at the SDA is likely to influence the potential effects of new development at the Garden Village. It was decided by the Council that a Supplementary Planning Document (SPD) should be produced to ensure that development within the SDA integrates with the existing community and takes account of the environmental qualities and characteristics of the area. A separate issues paper for the SPD⁴ was consulted upon in autumn 2018. The Council has commissioned LUC to undertake a separate SA process to inform the production of the SPD, although the Scoping stage was undertaken jointly for the SPD and AAP as described in **Chapter 2**.

Sustainability Appraisal and Strategic Environmental Assessment

1.10 Sustainability Appraisal is a statutory requirement of the Planning and Compulsory Purchase Act 2004. It is designed to ensure that the plan preparation process maximises the contribution that a plan makes to sustainable development and minimises any potential adverse impacts. The SA process involves appraising the likely social, environmental and economic effects of the policies and proposals within a plan from the outset of its development.

1.11 Strategic Environmental Assessment (SEA) is also a statutory assessment process, required under the SEA Directive⁵, transposed in the UK by the SEA Regulations⁶ which remain in force despite the UK exiting the European Union in January 2020. The SEA Regulations require the formal assessment of plans and programmes which are likely to have significant effects on the environment and which set the framework for future consent of projects requiring Environmental Impact Assessment (EIA)⁷. The purpose of SEA, as defined in Article 1 of the SEA Directive is '*to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans...with a view to promoting sustainable development*'.

1.12 SEA and SA are separate processes but have similar aims and objectives. Simply put, SEA focuses on the likely environmental effects of a plan whilst SA includes a wider range of considerations, extending to social and economic impacts. National Planning Practice Guidance⁸ shows how it is possible to satisfy both requirements by undertaking a joint SA/SEA process, and to present an SA Report that incorporates the requirements of the SEA Regulations. The SA/SEA of the Garden Village AAP is being undertaken using this integrated approach and throughout this report the abbreviation 'SA' should therefore be taken to refer to 'SA incorporating the requirements of SEA'.

Structure of this report

1.13 This report is the SA Report for the Salt Cross Garden Village AAP: Pre-Submission (July 2020). **Table 1.1** below signposts how the requirements of the SEA Regulations have been met within this report.

⁵ SEA Directive 2001/42/EC

⁶ The Environmental Assessment of Plans and Programmes Regulations 2004 (SI 2004/1633), as amended by The Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 (SI 2018/1232)

⁷ Under EU Directives 85/337/EEC and 97/11/EC concerning EIA

⁸ <http://planningguidance.planningportal.gov.uk/>

³ West Oxfordshire District Council (June 2018) *Oxfordshire Cotswolds Garden Village Area Action Plan (AAP) - Issues Paper*

⁴ West Oxfordshire District Council (July 2018) *West Eynsham Strategic Development Area Supplementary Planning Document (SPD) - Issues Paper*

Table 1.1: Requirements of the SEA Regulations and where these have been addressed in this SA Report

SEA Regulations Requirements	Where covered in this SA Report
Preparation of an environmental report in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives, taking into account the objectives and geographical scope of the plan or programme, are identified, described and evaluated (Reg. 12). The information to be given is (Schedule 2):	
a. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes	Chapters 1, 3 and Appendix B.
b. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme	Chapter 3 and Appendix C.
c. The environmental characteristics of areas likely to be significantly affected	Chapter 3 and Appendix C.
d. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC	Chapter 3 and Appendix C.
e. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation	Chapter 3 and Appendix B.
f. The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects)	Chapter 4.
g. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme	Chapter 4.
h. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	Chapter 2 and Appendix D.
i. A description of measures envisaged concerning monitoring in accordance with Reg. 17	Chapter 5.
j. A non-technical summary of the information provided under the above headings	A separate non-technical summary has been prepared.
The report shall include the information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, its stage in the decision-making process and the extent to which certain matters are more appropriately assessed at different levels in that process to avoid duplication of the assessment (Reg. 12(3))	Addressed throughout this SA Report.
Consultation:	
<ul style="list-style-type: none"> ■ authorities with environmental responsibility, when deciding on the scope and level of detail of the information which must be included in the environmental report (Reg. 12(5)) 	Consultation on the SA Scoping Letter was undertaken between November 2018 and January 2019. A summary of comments received and how they have been addressed is provided in Appendix A.
<ul style="list-style-type: none"> ■ authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Reg. 13) 	Consultation was undertaken in relation to the Garden Village AAP: Preferred Options between August and October 2019. A summary of the consultation comments received and how they have been addressed is provided in Appendix A. Consultation is being undertaken on

SEA Regulations Requirements	Where covered in this SA Report
	the Garden Village AAP: Pre-Submission document between August and September 2020. The current consultation document is accompanied by this SA Report.
<ul style="list-style-type: none"> ■ other EU Member States, where the implementation of the plan or programme is likely to have significant effects on the environment of that country (Reg. 14). 	N/A
Taking the environmental report and the results of the consultations into account in decision-making (Reg. 16)	
<p>Provision of information on the decision:</p> <p>When the plan or programme is adopted, the public and any countries consulted under Reg. 14 must be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> ■ the plan or programme as adopted ■ a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Art. 7 have been taken into account in accordance with Art. 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and ■ the measures decided concerning monitoring 	To be addressed after the AAP is adopted.
Monitoring of the significant environmental effects of the plan's or programme's implementation (Reg. 17)	To be addressed after the AAP is adopted.
Quality assurance: environmental reports should be of a sufficient standard to meet the requirements of the SEA Regulations	This report has been produced in line with current guidance and good practice for SEA/SA and this table demonstrates where the requirements of the SEA Regulations have been met.

1.14 This section has introduced the SA process for the Garden Village AAP. The remainder of the report is structured into the following sections:

- **Chapter 2:** Methodology describes the approach that is being taken to the SA of the AAP.
- **Chapter 3:** Sustainability context for development at and surrounding Eynsham describes the relationship between the AAP and other relevant plans, policies and programmes; summarises the social, economic and environmental characteristics of the area and identifies the key sustainability issues.
- **Chapter 4:** Sustainability Appraisal findings for the Pre-Submission AAP summarises the SA findings for the policies in the Pre-Submission version of the AAP, also considering the cumulative effects of the AAP as a whole and identifying possible mitigation measures.
- **Chapter 5:** Monitoring describes the proposed approach that should be taken to monitoring the likely significant effects of the AAP (once adopted) and proposes initial monitoring indicators.

- **Chapter 6:** Conclusions summarises the key findings from the SA of the AAP: Pre-Submission document and describes the next steps to be undertaken.

1.15 The main body of the report is supported by a number of appendices as follows:

- **Appendix A** presents the consultation comments received in relation to the SA Scoping Letter for the AAP and the Preferred Options AAP and explains how each one has been addressed in this version of the SA Report.
- **Appendix B** presents the updated review of relevant plans, policies and programmes.
- **Appendix C** presents the updated baseline information for Eynsham and the surrounding area.
- **Appendix D** summarises the SA findings for the reasonable alternative policy options that were considered during preparation of the Preferred Options AAP.
- **Appendix E** presents a summary of the SA findings for the preferred policy approaches included in Preferred Options AAP.

- **Appendix F** presents an audit trail of the policy options considered initially, how they evolved into the preferred policy approaches in the Preferred Options AAP and subsequently the draft policies in the Pre-Submission AAP, as well as the Council's reasons for selecting or rejecting policy approaches and for including the draft policies in the current version.

Chapter 2

Methodology

2.1 In addition to complying with legal requirements, the approach being taken to the SA of the Garden Village AAP is based on current best practice and the guidance on SA/SEA set out in the National Planning Practice Guidance, which involves carrying out SA as an integral part of the plan-making process. **Table 2.1** below sets out the main stages of the plan-making process and shows how these correspond to the SA process.

Table 2.1: Corresponding stages in plan making and SA

Local Plan Step 1: Evidence Gathering and engagement
SA stages and tasks
<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> ■ 1: Identifying other relevant policies, plans and programmes, and sustainability objectives ■ 2: Collecting baseline information ■ 3: Identifying sustainability issues and problems ■ 4: Developing the SA framework ■ 5: Consulting on the scope of the SA
Local Plan Step 2: Production
SA stages and tasks
<p>Stage B: Developing and refining options and assessing effects</p> <ul style="list-style-type: none"> ■ 1: Testing the AAP objectives against the SA framework ■ 2: Developing the AAP options ■ 3: Evaluating the effects of the AAP ■ 4: Considering ways of mitigating adverse effects and maximising beneficial effects ■ 5: Proposing measures to monitor the significant effects of implementing the AAP
<p>Stage C: Preparing the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> ■ 1: Preparing the SA Report
<p>Stage D: Seek representations on the AAP and the Sustainability Appraisal Report</p> <ul style="list-style-type: none"> ■ 1: Public participation on AAP and the SA Report ■ 2(i): Appraising significant changes

Local Plan Step 3: Examination
SA stages and tasks
<ul style="list-style-type: none"> 2(ii): Appraising significant changes resulting from representations
Local Plan Step 4 & 5: Adoption and Monitoring
SA stages and tasks
<ul style="list-style-type: none"> 3: Making decisions and providing information
Stage E: Monitoring the significant effects of implementing the AAP
<ul style="list-style-type: none"> 1: Finalising aims and methods for monitoring 2: Responding to adverse effects

2.2 The sections below describe the approach that has been taken to the SA of the Garden Village AAP to date and provide information on the subsequent stages of the process.

Stage A: Scoping

2.3 The SA process began in 2018 with the production of a SA Scoping Letter for the West Eynsham SDA SPD and the Garden Village AAP which was prepared in-house by West Oxfordshire District Council. Given the strong inter-relationship between the West Eynsham site and the Garden Village AAP document it was decided to set out the scope for both documents in one SA Scoping Letter. LUC was commissioned by the Council in October 2018 to provide a 'critical friend' service during the remainder of the SA Scoping stage. This involved reviewing and advising on draft documents prepared by the Council as well as providing general advice on the SA process.

2.4 The Scoping stage of the SA involves understanding the social, economic and environmental baseline for the plan area as well as the sustainability policy context and key sustainability issues. The SA Scoping Letter presented the outputs of the following tasks:

- Policies, plans and programmes of relevance to the AAP and SPD were identified and the relationships between them were considered, enabling any potential synergies to be exploited and any potential inconsistencies and incompatibilities to be identified and addressed.
- Baseline information was collected on environmental, social and economic topics in Eynsham and the surrounding area. This baseline information provides the basis for predicting and monitoring the likely effects of options for policies and site allocations and helps to identify alternative ways of dealing with any adverse effects identified.

- Key sustainability issues for Eynsham and the surrounding area were identified, along with their likely evolution without implementation of the AAP and SPD.

2.5 A Sustainability Appraisal framework was presented, setting out the SA objectives against which options and subsequently policies would be appraised. The key sustainability issues identified for Eynsham were used to form the basis of the SA framework. The SA framework provides a way in which the sustainability impacts of implementing a plan can be described, analysed and compared. It comprises a series of sustainability objectives and associated sub-questions that can be used to 'interrogate' options and policies drafted during the plan-making process. These SA objectives define the long-term aspirations of the District with regard to social, economic and environmental considerations. During the SA, the performances of the plan options (and later, policies and allocations) are assessed against these SA objectives and sub-questions.

2.6 Public and stakeholder participation is an important part of the SA and wider plan-making processes. It helps to ensure that the SA Report is robust and has due regard for all appropriate information that will support the plan in making a contribution to sustainable development. The SA Scoping Letter was published for consultation between November 2018 and January 2019 with the statutory consultees that existed at the time (Natural England, the Environment Agency and Historic England).

2.7 Appendix A lists the comments that were received during the consultation on the SA Scoping Letter and describes how each one is addressed in this SA Report. In light of the comments received a number of small amendments were made to the review of plans, policies and programmes, the baseline information and the key sustainability issues.

2.8 Updated versions of the review of plans, policies and programmes and the baseline information are presented in **Appendices B** and **C** respectively of this report and are summarised in **Chapter 3**.

2.9 Since the publication of the final SA Scoping Letter, a small number of changes have been made to the SA framework which will be used for the SA of the Local Plan. These changes were made in response to consultation comments received from the statutory consultees, to ensure that the sub-objectives associated within each headline objective are appropriate.

2.10 Table 2.2 overleaf presents the SA framework for the Garden Village AAP and the West Eynsham SDA SPD, which now includes 17 headline SA objectives along with their associated sub-objectives. The table also shows how all of the 'SEA topics' required by the SEA Regulations have been covered by the SA objectives. The garden village principles

(as outlined in the Government’s Garden Communities Programme) are demonstrated to be addressed by at least one of the SA objectives through their inclusion in the final column of the table.

2.11 Changes made to the SA framework since it was presented in the final SA Scoping Report reflect representations made by the statutory consultees, and are shown in **bold underline** and ~~struck through~~ text.

Table 2.2: SA framework for the Garden Village AAP and the West Eynsham SDA SPD

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<ul style="list-style-type: none"> ■ Provide a balanced mix of dwelling types and tenures to meet identified needs including unmet housing need arising from Oxford City, specialist accommodation, self-build and the travelling community. ■ Increase affordable housing provision, especially for young people, first-time homeowners and essential local workers. ■ Accelerate housing delivery, including affordable housing, in a timely manner (e.g. modular construction, phasing of infrastructure). ■ Provide high quality, sustainably constructed, accessible and adaptable new homes. ■ Promote high quality design that protects and enriches the character of the District. 	<ul style="list-style-type: none"> ■ Population & Human Health ■ Material Assets 	<ul style="list-style-type: none"> ■ Ensuring a broad mix of housing types and tenures that are genuinely affordable including starter homes and opportunities for self-build ■ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods ■ Sustainable scale ■ Well-designed places ■ Great homes ■ Strong local vision and engagement ■ Legacy and stewardship arrangements
2. Improve health and well-being and reduce inequalities	<ul style="list-style-type: none"> ■ Safeguard key public rights of way and deliver new and enhanced provision as appropriate including multi-use transport networks that are accessible to pedestrians, cyclists, horse riders and mobility scooter users to increase opportunities for physical activity. ■ Ensure the early delivery of health-promoting infrastructure including a network of high-quality green infrastructure to benefit new and existing residents and workers. ■ Ensure the availability and accessibility of adequate capacity for primary healthcare. ■ Support strong, vibrant and healthy communities. ■ Ensure proximity and good access to the provision/production of healthy food environments supported by community activities including space for people to grow their own food. ■ Meet the needs of a range of different age groups including children and young people and older people. 	<ul style="list-style-type: none"> ■ Population & Human Health ■ Material Assets 	<ul style="list-style-type: none"> ■ Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food ■ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhood ■ Strong local vision and engagement ■ Healthy places ■ Green space ■ Legacy and stewardship arrangements
3. Promote thriving and inclusive communities	<ul style="list-style-type: none"> ■ Ensure that new development is supported by appropriate and timely investment in infrastructure. ■ Ensure that new development does not have a harmful impact on the vitality and vibrancy of Eynsham and instead, integrates in an effective, complementary and mutually-beneficial manner. ■ Promote effective and meaningful interactions between different age groups to promote social cohesion and well-being (e.g. inter-generational 	<ul style="list-style-type: none"> ■ Population & Human Health 	<ul style="list-style-type: none"> ■ Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including opportunities to grow food ■ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhood

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
	<p>spaces and mix of uses).</p> <ul style="list-style-type: none"> ■ Provide new cultural, leisure and recreational opportunities including improved access to the countryside to help increase rates of physical activity. ■ Support strong, vibrant and healthy communities. ■ Provide for the needs of an ageing community. ■ Meet the needs of a range of different age groups including children and young people and older people. 		<ul style="list-style-type: none"> ■ Clear identity ■ Sustainable scale ■ Well-designed places ■ Great homes ■ Strong local vision and engagement ■ Transport ■ Healthy places
4. Improve education and training	<ul style="list-style-type: none"> ■ Ensure the availability of and accessibility to adequate capacity of primary and secondary education. ■ Provide new and enhanced opportunities to increase educational attainment, skills and training. ■ Provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills, and reduce the propensity to travel to work elsewhere. ■ Promote high levels of home-working. ■ Support innovation-led growth, underpinned by the strength of Oxfordshire's research, business collaboration and supply chain potential. 	<ul style="list-style-type: none"> ■ Population & Human Health ■ Material Assets 	<ul style="list-style-type: none"> ■ Provision of a wide range of jobs within easy commuting distance of homes ■ Strong local vision and engagement ■ Future proofed
5. Maintain a low level of crime and fear of crime	<ul style="list-style-type: none"> ■ To minimise both the fear of crime and opportunities for/incidences of crime through appropriate design, layout and mix of uses. ■ Promote high quality design that protects and enriches the character of the District. 	<ul style="list-style-type: none"> ■ Population & Human Health 	<ul style="list-style-type: none"> ■ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods ■ Strong vision, leadership and community engagement ■ Well-designed places ■ Strong local vision and engagement ■ Healthy places ■ Legacy and stewardship arrangements
6. Improve accessibility to all services and facilities	<ul style="list-style-type: none"> ■ Maximise the opportunities to improve and better connect to existing public transport in the area including links to Oxford and Hanborough Station. ■ Effectively integrate with proposed improvements to the A40 including park and ride and bus priority. ■ Maximise opportunities for non-car travel including improved pedestrian, cycling and riding connections across the A40 and between the Garden Village, West Eynsham SDA, Eynsham village, Hanborough Station and Oxford City. ■ Develop a high quality, innovative and resilient integrated transport system. 	<ul style="list-style-type: none"> ■ Population & Human Health ■ Material Assets 	<ul style="list-style-type: none"> ■ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods ■ Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport ■ Sustainable scale ■ Well-designed places ■ Strong local vision and engagement ■ Transport

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
	<ul style="list-style-type: none"> ■ Reflect the 'compact' and 'walkable' nature of Eynsham in new development. ■ Meet the needs of a range of different age groups including children and young people and older people. ■ Encourage the protection and enhancement of village centre. ■ Promote the provision of new and the protection of existing services and facilities at sustainable locations including as part of mixed-use development. 		<ul style="list-style-type: none"> ■ Healthy places ■ Legacy and stewardship arrangements
7. Improve the efficiency of land use	<ul style="list-style-type: none"> ■ Ensure land use meets identified community needs. ■ Ensure development is of a suitable density or range of densities to minimise the extent of any 'developable' land-take and maximise opportunities for greenspace provision. ■ Explore opportunities for sustainable waste management to ensure a sufficient supply of aggregate materials is available to meet identified development needs with priority given to secondary and recycled aggregate materials (where practicable). ■ Safeguard mineral resources. ■ Minimise impact on the soil resource <u>and seek to ensure the conservation of best and most versatile agricultural land.</u> 	<ul style="list-style-type: none"> ■ Material Assets ■ Water & Soil 	<ul style="list-style-type: none"> ■ Strong vision, leadership and community engagement ■ Community ownership of land and long-term stewardship of assets ■ Sustainable scale ■ Future proofed
8. Reduce waste generation and disposal	<ul style="list-style-type: none"> ■ To reduce the amount of waste generated both initially during construction and in the longer-term, post-occupation. ■ Maximise opportunities to re-use, recycle and recover waste in accordance with the waste hierarchy. 	<ul style="list-style-type: none"> ■ Water & Soil ■ Population & Human Health ■ Biodiversity, Flora & Fauna ■ Material Assets 	<ul style="list-style-type: none"> ■ Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience ■ Future proofed
9. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> ■ Ensure new development does not have a harmful effect on air quality, especially with regards to the Oxford Meadows Special Conservation Area (SAC). ■ Improve multi-use transport networks that are accessible to pedestrians, cyclists, horse riders and mobility scooter users to decrease dependency on the private car. ■ Avoid, minimise and mitigate the effects of poor air quality. 	<ul style="list-style-type: none"> ■ Air ■ Climatic Factors 	<ul style="list-style-type: none"> ■ Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport ■ Transport ■ Healthy places ■ Green space
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for	<ul style="list-style-type: none"> ■ Maximise opportunities for the use of renewable, low-carbon and local energy sources. ■ Minimise the use-of non-renewable energy sources. ■ Develop a high quality, innovative and resilient 	<ul style="list-style-type: none"> ■ Air ■ Climatic Factors 	<ul style="list-style-type: none"> ■ Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport ■ Sustainable scale

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
its impacts	<p>integrated transport system.</p> <ul style="list-style-type: none"> Minimise the need to travel and promote travel by sustainable means. Promote the use of designs and materials which will promote energy efficiency at new development. Promote increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of communities. 		<ul style="list-style-type: none"> Transport Green space Future proofed
11. Protect and improve water resources	<ul style="list-style-type: none"> Maximise resource efficiency including water. Ensure no deterioration in water quality. 	<ul style="list-style-type: none"> Water & Soil 	<ul style="list-style-type: none"> Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience Green space Future proofed
12. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> Minimise the risk of flooding from all sources both directly (on-site) and indirectly (off-site) taking account of the potential impacts of climate change. Increase the provision of sustainable drainage at new developments. 	<ul style="list-style-type: none"> Climatic Factors Material Assets 	<ul style="list-style-type: none"> Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience. Green space Future proofed
13. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> Take all available opportunities to protect and enhance the biodiversity and geodiversity of the site or locality including biodiversity and geodiversity designations. Contribute to wider biodiversity and green infrastructure networks where appropriate. Demonstrate a net gain in biodiversity where possible. Provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations. 	<ul style="list-style-type: none"> Biodiversity, Flora & Fauna 	<ul style="list-style-type: none"> Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience. Sustainable scale Green space Future proofed
14. Conserve and enhance landscape character	<ul style="list-style-type: none"> To ensure that development will conserve, integrate with and where possible enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including hedgerows, streams and ponds. To identify, safeguard and enhance key views. 	<ul style="list-style-type: none"> Cultural Heritage & Landscape 	<ul style="list-style-type: none"> Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience Sustainable scale Well-designed places Strong local vision and

Sustainability Objectives	Sub-objectives	SEA topic(s)	Relevant Garden Village Principles/Qualities
			<p>engagement</p> <ul style="list-style-type: none"> Green space
15. Conserve and enhance the historic environment	<ul style="list-style-type: none"> Conserve and/or enhance the historic environment including identified heritage assets in a manner appropriate to their significance. Mitigate any potential impacts on any heritage assets 'at risk'. Ensure no harmful impact on the existing historic core of Eynsham as a result of new development. To maximise opportunities to better reveal heritage assets and improve education and understanding of their significance. Promote sustainable and appropriately managed access to as well as enjoyment and understanding of the local historic environment for Eynsham's residents and visitors. Ensure archaeological features are preserved and recorded. 	<ul style="list-style-type: none"> Cultural Heritage & Landscape 	<ul style="list-style-type: none"> Community ownership of land and long-term stewardship of assets Legacy and stewardship arrangements Strong local vision and engagement
16. Maintain high and stable levels of employment	<ul style="list-style-type: none"> Provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills, and reduce the propensity to travel to work elsewhere. Provide for accessible employment opportunities. To address the current demographic imbalance and help increase rates of economic activity. Promote high levels of home-working. 	<ul style="list-style-type: none"> Population & Human Health 	<ul style="list-style-type: none"> Provision of a wide range of jobs within easy commuting distance of homes Well-designed places
17. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> Provide new high-quality business land in an attractive setting thereby helping to attract inward investment, generate new jobs and skills, and reduce the propensity to travel to work elsewhere. Address the current demographic imbalance and help increase rates of economic activity. Promote increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of communities. Maintain and improve transport connections to support economic growth and vitality. Ensure a strong link between jobs and housing growth. Promote innovation-led growth, underpinned by the strength of Oxfordshire's research, business collaboration and supply chain potential. 	<ul style="list-style-type: none"> Population & Human Health 	<ul style="list-style-type: none"> Provision of a wide range of jobs within easy commuting distance of homes Clear identity Transport Future proofed

SA Stage B: Developing and refining options and assessing effects

2.12 Developing options for a plan is an iterative process, usually involving a number of consultations with the public and stakeholders. Consultation responses and the SA can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

2.13 Regulation 12 (2) of the SEA Regulations requires that:

"The (environmental or SA) report must identify, describe and evaluate the likely significant effects on the environment of—

- (a) implementing the plan or programme; and
- (b) reasonable alternatives, considering the objectives and the geographical scope of the plan or programme."

2.14 Any alternatives considered for the plan need to be 'reasonable'. This implies that alternatives that are not reasonable do not need to be subject to appraisal. Examples of unreasonable alternatives could include policy options that do not meet the objectives of the plan or national policy (e.g. the National Planning Policy Framework) or site options that are unavailable or undeliverable.

2.15 The SA findings are not the only factors taken into account when determining a preferred option to take forward in a plan. Indeed, there will often be an equal number of positive or negative effects identified for each option, such that it is not possible to 'rank' them based on sustainability performance in order to select a preferred option. Factors such as public opinion, deliverability and conformity with national policy will also be considered by plan-makers when selecting preferred options for their plan.

2.16 This section provides an overview of how the AAP options and how the SA of options has fed into the development of the Garden Village AAP.

Identification and appraisal of options for the AAP

2.17 The first stage in the AAP preparation was the Issues paper published in summer 2018 which sought initial views on a potential Vision along with a number of consultation questions asking how development at the site should be taken forward, in relation to for example, the type and size of dwellings, design, employment, transport, green infrastructure, biodiversity, heritage, food production, education and community facilities. Most of the consultation questions were open-ended, seeking views and opinions rather than setting out specific options for consideration. However, a number of potential approaches (i.e. policy options) to different ways of developing the AAP site were included, such as whether to allow a range of dwelling sizes/types or set out specific requirements, whether to set specific parking standards or

establish a car club, whether to encourage 'off-site' construction or not etc. Where the consultation questions represented policy options for consideration, the options have been subject to SA (including the initial Vision components), and the findings are described in **Appendix D** of this SA Report.

2.18 Following the consultation on the Issues document, the Council commissioned a range of technical evidence studies relating to landscape, heritage, infrastructure, ecology, flood risk, housing and transport and undertook further community engagement including a three-day design workshop in May 2019.

2.19 All of the above helped the Council to prepare the Preferred Options consultation document, which set out the Council's thinking on the development of the site, taking account of the key issues raised through consultation as well as supporting technical evidence. The Preferred Options document included a draft vision and core objectives, together with a series of 'preferred policy approaches'. At the Preferred Options stage, the policies were not worded as 'draft policies', but were in the form of an overview of the anticipated policy aims and objectives. Once the Council had drafted the preferred policy approaches these were also subject to SA. A summary of the findings for the Preferred Options stage is presented in **Appendix E** of this report.

2.20 The full suite of issues and consultation questions included in the 2018 consultation document and the policy options they represented are set out in **Table F.1** in **Appendix F**, along with the preferred policy approaches in the Preferred Options AAP and the policies in the Pre-Submission they evolved into. This table also includes the Council's reasons for selecting the preferred policy approaches in the Preferred Options AAP and for selecting the draft policies in the Pre-Submission AAP.

2.21 In addition to the policy approaches, the Preferred Options consultation document included three 'spatial framework' options for how development could be distributed across the garden village site. These options were informed by the three-day design workshop held in May 2019, where a number of stakeholders considered various key issues such as where to include proposed access and highway arrangements, key connections for pedestrians, cyclists and riders, the main areas of 'undeveloped' 'green' and 'blue' spaces as well as the main areas of 'built' development including housing, employment, education and other related uses. The three spatial framework options were also subject to SA and the findings are presented in **Appendix D** of this SA Report.

2.22 The three spatial framework options were refined by the Council following consultation on the Preferred Options AAP. That consultation did not result in a clear consensus on a

'preferred' option, however, strong support emerged for the following 'principles':

- The provision of extensive green infrastructure including along the northern and western fringe of the site with good connections into the wider countryside.
- The provision of green corridors and connections throughout the site.
- The concept of compact 'walkability' with key services being within easy reach of people on foot and by cycle.
- Provision of safe, convenient connections to Hanborough Station and across the A40 to Eynsham.
- The importance of the garden village having a strong village core or 'heart'.
- The need to avoid rat-running through the site as cars look to avoid the A40.
- Integration of the Salt Way and Saxon Way into the layout of development.
- Provision of convenient and safe routes to schools.
- The creation of community growing space such as a community farm or orchard.

2.23 The final draft illustrative spatial framework which is included in the Pre-Submission AAP and is appraised in this SA Report, reflects the principles highlighted through the consultation work undertaken.

2.24 The appraisal of the draft policies included in the Pre-Submission AAP document is presented in **Chapter 4** of this report. This includes an assessment of the potential cumulative impacts of the AAP as a whole.

SA Stage C: Preparing the Sustainability Appraisal report

2.25 This SA Report describes the process that has been undertaken to date in carrying out the SA of the Salt Cross Garden Village AAP. It sets out the findings of the appraisal of the Vision, Core Objectives, Policies (including the illustrative spatial framework for the Garden Village) and the reasonable alternatives (or 'options') considered for these elements of the AAP. The SA Report highlights any likely significant effects (both positive and negative, and taking into account the likely secondary, cumulative, synergistic, short, medium and long-term and permanent and temporary effects). It also describes the reasons for selecting or rejecting options during the preparation of the Salt Cross Garden Village AAP.

SA Stage D: Consultation on AAP and this SA Report

2.26 West Oxfordshire District Council undertook a period of public consultation on the AAP: Preferred Options document and the SA Report for that document between August and October 2019. The Council is inviting comments on the AAP: Pre-Submission document and this SA Report between August and September 2020. Both documents are being published on the Council's website for this period of time.

2.27 Appendix A presents the consultation comments that were received in relation to the SA Scoping Letter and SA Report for the Preferred Options AAP and explains how they have been addressed. Consultation comments received in relation to this SA Report will be considered in preparation for Submission of the AAP for Examination.

SA Stage E: Monitoring implementation of the AAP

2.28 Recommendations for monitoring the potential social, environmental and economic effects of implementing the Garden Village AAP are presented in **Chapter 5** and will be updated at each stage of the plan preparation.

Appraisal methodology

2.29 The reasonable alternative policy and spatial options for the AAP and the policies now set out in the Pre-Submission document (July 2020) have been appraised against the SA objectives in the SA framework (see **Table 2.2** earlier in this section), with symbols being attributed to each option or preferred policy approach to indicate its likely sustainability effects on each objective as follows:

Figure 2.1: Key to symbols and colour coding used in the SA of the Garden Village AAP

++	The option or policy is likely to have a significant positive effect on the SA objective(s).
++/-	The option or policy is likely to have a mixture of significant positive and minor negative effects on the SA objective(s).
+	The option or policy is likely to have a minor positive effect on the SA objective(s).
0	The option or policy is likely to have a negligible or no effect on the SA objective(s).
-	The option or policy is likely to have a minor negative effect on the SA objective(s).
-/+	The option or policy is likely to have a mixture of significant negative and minor positive effects on the SA objective(s).

--	The option or policy is likely to have a significant negative effect on the SA objective(s).
?	It is uncertain what effect the option or policy will have on the SA objective(s), due to a lack of data.
+/- or ++/--	The option or policy is likely to have an equal mixture of both minor or both significant positive and negative effects on the SA objective(s).

2.30 Where a potential positive or negative effect is uncertain, a question mark was added to the relevant symbol (e.g. +? or -?) and colour coded as per the potential positive, negligible or negative effect (e.g. green, yellow, orange, etc.).

2.31 The likely effects of options and draft policies need to be determined and their significance assessed, which inevitably requires a series of judgments to be made. This appraisal has attempted to differentiate between the most significant effects and other more minor effects through the use of the symbols shown above. The dividing line in making a decision about the significance of an effect is often quite small. Where either (++) or (--) has been used to distinguish significant effects from more minor effects (+ or -) this is because the effect of an option or draft policy on the SA objective in question is considered to be of such magnitude that it will have a noticeable and measurable effect taking into account other factors that may influence the achievement of that objective. However, sustainability effects identified are relative to the scale of proposals under consideration.

Difficulties Encountered

2.32 It is a requirement of the SEA Regulations that consideration is given to any data limitations or other difficulties that are encountered during the SA process. During the appraisal of the initial policy options (contained within the Issues Paper) the fact that options had not yet been worked up in detail meant that at times it was difficult to assess in detail the likely effects of the options on each SA objective. Once the preferred policy approaches and draft policies had been worked up in more detail within the Preferred Options AAP and Pre-Submission AAP it was possible to draw more certain conclusions about their likely effects.

2.33 The drafting of the Preferred Options AAP was informed by a number of evidence base studies commissioned by the Council to support work at the Garden Village site. Some of these studies were emerging as the appraisal work for the 2020 SA Report was undertaken, which made it difficult for the full findings of the evidence base to be reflected in this report. However, the 2020 SA Report tried to incorporate their findings as they became available. It also should be noted that some of these studies were still to be finalised when made available to LUC.

2.34 The current stage of the SA of the AAP has been informed by the following studies:

- Oxfordshire Cotswolds Garden Village Employment Study (Lichfields, April 2019).
- Eynsham Base VISSIM Model Local Model Validation Report (Wood, April 2019).
- Oxfordshire Cotswolds Garden Village and West Eynsham Preliminary Ecological Impact Assessment (TACP, April 2019).
- Level 2 Strategic Flood Risk Assessment – Land North and West of Eynsham (JBA, May 2019).
- Cotswolds Garden Village AAP & West Eynsham SPD: Developing the Transport Evidence Base Report (Wood May 2019).
- Oxfordshire Cotswolds Garden Village Strategic Sustainable Drainage Strategy (JBA, June 2019).
- Oxfordshire Cotswolds Garden Village and West Eynsham SDA: Housing Strategy Advice Report (Iceni, July 2019).
- Oxfordshire Cotswolds Garden Village and West Eynsham Development Area Historic Environment Assessment (LUC, July 2019).
- Oxfordshire Cotswolds Garden Village West and Eynsham Strategic Development Area Landscape and visual assessment (LUC, August 2019).
- Oxfordshire Cotswolds Garden Village and West Eynsham Strategic Development Area Green Infrastructure Study (LUC, August 2019).
- Hanborough Station Transport Infrastructure Study Baseline Review (ITP, September 2019).
- Hanborough Station Transport Infrastructure Study Constraints & Opportunities Report (ITP, September 2019).
- Creating a climate-smart garden village for Oxfordshire Cotswolds (Bioregional, November 2019).
- Oxfordshire's Cotswolds Garden Village Area Action Plan – Preferred Options Habitats Regulations Assessment (HRA) Screening Report (LUC, December 2019).
- West Oxfordshire Garden Village Offsetting Guidance (TVERC, January 2020).
- Non-motorised crossings of the A40 at Eynsham (Mott Macdonald, April 2020).

- Assessing the trajectory for net-zero buildings for the Oxfordshire Cotswolds Garden Village (Elementa, May 2020).
- Oxfordshire Cotswolds Garden Village Energy Plan (Oxfordshire County Council, University of Oxford, EDF Energy May 2020).
- Research Paper: Underground Refuse Systems in the Oxfordshire Cotswolds Garden Village (WODC, June 2020).
- Exploring the options for a Community Land Trust at the Oxfordshire Cotswolds Garden Village (Collaborative Housing June 2020).
- Habitats Regulations Assessment (HRA) Report (LUC, July 2020).
- Garden Village AAP and West Eynsham SPD Evidence Base 2031 Forecast Year Modelling (Wood, July 2020).
- Eynsham Area Infrastructure Delivery Plan Updated Draft Report (AK Urbanism, July 2020).
- Oxfordshire Cotswolds Garden Village AAP Transport Strategy (Wood, July 2020).

Chapter 3

Sustainability Context for the AAP

3.1 Schedule 2 of the SEA Regulations requires:

- (1) “an outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans or programmes”; and
- (5) “the environmental protection objectives established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation”

Outline of the AAP

3.2 The AAP’s main aim is to support the delivery of Salt Cross garden village to the north of the A40 near Eynsham. Following public engagement that began in 2018, the AAP seeks to address key local issues identified. The site is supported through Policy EW1 of the West Oxfordshire Local Plan and also through Government support as part of the ‘Locally-Led Garden Villages, Towns and Cities’ programme.

3.3 The AAP document contains groups of related policies and core objectives set out under the following themes in the diagram below:

Figure 3.1: AAP Core Themes



3.4 Each of the groups of policies relate to the identified core themes set out to guide the Salt Cross development. These Core Themes are consistent with the TCPA’s Garden Village principles.

3.5 The policies are designed to ensure that Salt Cross is delivered in line with garden village principles, with a strong

focus on responding to climate change. Proposals for development in Salt Cross will be required to comply with the specific standards set out in policies. The AAP also sets out the illustrative spatial framework for Salt Cross, which guides the design and layout of development that will integrate existing natural and heritage assets at the site.

Review of Plans, Policies and Programmes

3.6 The Garden Village AAP is not prepared in isolation, being greatly influenced by other plans, policies and programmes and by broader sustainability objectives. The documents need to be consistent with international and national guidance and strategic planning policies and should contribute to the goals of a wide range of other programmes and strategies, such as those relating to social policy, culture and heritage. They must also conform to environmental protection legislation and the sustainability objectives established at an international, national and regional level.

3.7 During the Scoping stage of the SA, a review was undertaken of the other plans, policies and programmes that are relevant to the AAP, as described in **Chapter 2**. This review has been revised and updated since it was originally presented in the SA Scoping Letter in order to ensure that the review remains up to date. The updated review can be seen in full in **Appendix B** and the key findings are summarised below.

3.8 It is necessary to identify the relationships between the AAP and the relevant plans, policies and programmes so that any potential links can be built upon and any inconsistencies and constraints addressed.

The implications of Brexit

3.9 As of the end of January 2020 the UK has left the EU although a transition period is in place until 31st December 2020. During this period EU rules and regulations will continue to apply to the UK.

3.10 As set out in the Explanatory Memorandum accompanying the Brexit amendments⁹, the purpose of the Brexit amendments to the SEA Regulations is to ensure that the law functions correctly after the UK has left the EU. No substantive changes are being made by this instrument to the way the SEA regime operates.

3.11 Relevant international plans and policy (including those at the EU level) are transposed into national plans, policy and legislation and these have been considered in the following sections.

Key international plans, policies and programmes

3.12 At the international level, Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (the 'SEA Directive') and Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the 'Habitats Directive') are particularly significant as they require Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) to be undertaken in relation to the emerging Local Plan. These processes should be undertaken iteratively and integrated into the production of the plan in order to ensure that any potential negative environmental effects (including on European-level nature conservation designations) are identified and can be mitigated.

3.13 There are a wide range of other EU Directives relating to issues such as water quality, waste and air quality. As highlighted previously in this section, most of these have been transposed into UK law through national-level policy; however, the international directives have been included in **Appendix B** for completeness.

Key national plans, policies and programmes

3.14 There is also a wide range of national level plans, policies and programmes with relevant objectives for the SA, which are summarised in **Appendix B**. The publication of the National Planning Policy Framework (NPPF) in 2018 (as updated in February 2019) which is supported by the online Planning Practice Guidance (PPG)¹⁰ provides a particularly important context for the production of the SA. The Garden Village AAP must be consistent with the requirements of the NPPF, which sets out information about the purposes of local plan-making. It states that in addition to being positively prepared, justified and effective, Local Plans will be considered sound if they are capable of:

"enabling the delivery of sustainable development in accordance with the policies in (the) Framework."

3.15 In addition to contributing to the achievement of sustainable development the NPPF also requires plans to be prepared positively in a way that is 'aspirational but deliverable'. This means that opportunities for appropriate development should be identified in order to achieve net gains across the three overarching objectives of sustainable development: that is to say achieving the economic, social and environmental objectives of the planning system. Significant adverse impacts on these objectives should be avoided however and, where possible, alternative options which reduce or eliminate these types of impacts should be taken forward. Where this is not possible mitigation followed by compensatory measures should be pursued.

⁹ Explanatory Memorandum to the Environmental Assessments and Miscellaneous Planning (Amendment) (EU Exit) Regulations 2018 No. 1232

¹⁰ <http://planningguidance.planningportal.gov.uk/>

3.16 National policy within the NPPF of most relevance to the Garden Village AAP has been summarised below.

3.17 The Government is also setting out goals for managing and improving the environment within the next 25 years within its **environment plan**¹¹. The document seeks to influence planning at a local level and therefore will be relevant to the scope of the SA and production of the AAP. Reference has been included within each topic below to the relevant text from the environment plan.

Population Growth, Health and Well-being

3.18 The NPPF includes as part of its social objective the promotion of “strong, vibrant and healthy communities” by:

- *“ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and*
- *by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”*

3.19 Ultimately planning policies and planning decision making should “*aim to achieve healthy, inclusive and safe places*”.

3.20 The document states that strategic policies should set out the pattern, scale and quality of development and make sufficient provision for “*housing (including affordable housing) ... [as well as] community facilities (such as health, education and cultural infrastructure)*.” Policies should reflect “*the size, type and tenure of housing needed*”. This policy approach is to include but should not be limited to housing requirements relating to affordable homes, families with children older people, students, people with disabilities, service families, travellers, those who rent their homes and people wishing to commission the construction of their own homes. At major developments providing new housing planning policies and decisions should expected at least 10% of new provision to be delivered for affordable home ownership subject to conditions and exemptions.

3.21 To help to diversify opportunities for builders, promote a better mix of site sizes and increase the number of schemes that can be built-out quickly to meet housing need, the NPPF states that at least 10% of the sites allocated for housing through a local authority’s plan should be on sites no larger than one hectare unless it can be demonstrated that there are strong reasons why this target cannot be achieved.

3.22 Where there is an identified need, development of sites not already allocated for housing to provide entry-level homes suitable for first-time buyers is to be supported by local planning authorities unless such need is already to be met at other locations within the authority area. These sites should comprise of entry-level homes that offer one or more types of affordable housing.

3.23 The document also promotes a theme of enhancing healthy and safe communities which is to be achieved by creating places which “*promote social interaction (and) enable and support healthy lifestyles.*”

3.24 As part of this approach social, recreational and cultural facilities and services that the community needs should be provided guided by planning policies which:

- *“plan positively provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services;*
- *support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;*
- *guard against the unnecessary loss of valued facilities and services.”*

3.25 Plan making through the guidance of the NPPF recognises the important role of access to open spaces and other facilities which provide opportunities for sport and physical activity has in terms of health and well-being of communities. The importance of delivering a sufficient choice of school places to meet the needs of existing and new communities is also recognised in the document and local planning authorities should take a “*proactive, positive and collaborative approach to meeting this requirement*”.

3.26 The NPPF also sets out that the standard method provided in national planning guidance should be used to undertake a local housing need assessment identifying the minimum number of homes needed. Unmet need from neighbouring areas will also need to be taken into account as part of the calculation. The **Housing Delivery Test Measurement Rule Book**¹² sets out how the measurement of housing delivery in the area of relevant plan-making authorities is calculated.

3.27 A Green Future: Our 25 Year Plan to Improve the Environment sets out goals for improving the environment over the next 25 years. It details how the Government will work with communities and businesses to leave the

¹¹ HM Government (January 2018) *A Green Future: Our 25 Year Plan to Improve the Environment*

¹² Ministry of Housing, Communities and Local Government (July 2018) *Housing Delivery Test Measurement Rule Book*

environment in a better state than it is presently. The document identifies six key areas upon which action will be focused. Those of relevance to the topics of population growth, health and well-being are using and managing land sustainably; and connecting people with the environment to improve health and well-being. These two key areas are of relevance to the AAP as follows:

- Using and managing land sustainably:
 - Embed an ‘environmental net gain’ principle for development, including housing and infrastructure.
- Connecting people with the environment to improve health and well-being:
 - Help people improve their health and well-being by using green spaces including through mental health services.
 - Encourage children to be close to nature, in and out of school, with particular focus on disadvantaged areas.
 - ‘Green’ our towns and cities by creating green infrastructure and planting one million urban trees.
 - Make 2019 a year of action for the environment, working with Step Up To Serve and other partners to help children and young people from all backgrounds to engage with nature and improve the environment.

Economy

3.28 The NPPF contains an economic objective to “*help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity.*”

3.29 It also requires that planning seeks to “*create the conditions in which businesses can invest, expand and adapt*” with policies required to “*set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth*”. Policies addressing the economy should also seek “*to address potential barriers to investment, such as inadequate infrastructure, services or housing, or a poor environment.*”

3.30 Planning policies are also required specifically to address support for the rural economy. Sustainable growth and expansion of all types of business and enterprise in rural areas should be supported, both through conversion of existing buildings and well-designed new buildings, while the diversification of the rural economy and promotion of sustainable rural tourism and leisure developments is also supported.

3.31 The NPPF also supports the role of town centres as functioning at the heart of local communities. This support is required to provide for a “*positive approach to [town centres] growth, management and adaptation.*” Included within this support is a requirement to “*allocate a range of suitable sites in town centres to meet the scale and type of development needed, looking at least ten years ahead.*”

Transport

3.32 The NPPF requires that “*transport issues should be considered from the earliest stages of plan-making*”. The scale, location and density of development should reflect “*opportunities from existing or proposed transport infrastructure*”. To help reduce congestion and emissions, improve air quality and public health the planning system should focus significant development “*on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.*” The framework also requires that planning policies support an appropriate mix of uses across an area to further help reduce the need to travel as well as the provision of high-quality walking and cycling network.

3.33 While the framework promotes the use and development of sustainable transport networks it also requires that “*where there is robust evidence, sites and routes which could be critical in developing infrastructure to widen transport choice and realise opportunities for large scale development*” should be identified and protected.

Air, Land and Water Quality

3.34 The NPPF states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued soil and the economic and other benefits of the best and most versatile agricultural land. Policies should also prevent new and existing development from “*contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution.*”

3.35 The document also requires that strategic policies should seek to make the most effective use of land in meeting local requirements making as much use as possible of previously-developed or ‘brownfield’ land. Furthermore, policies should “*support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land*”.

3.36 A Green Future: Our 25 Year Plan to Improve the Environment¹³: Of the key areas in the document around which action will be focused, those of relevance in terms of the

¹³ HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment [online], available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/673203/25-year-environment-plan.pdf

protection of air, land and water quality are using and managing land sustainably; recovering nature and enhancing the beauty of landscapes; and increasing resource efficiency, and reducing pollution and waste. The three key areas of relevance to the AAP are as follows:

- Using and managing land sustainably:
 - Embed a ‘net environmental gain’ principle for development, including natural capital benefits to improved and water quality.
 - Protect best agricultural land.
 - Improve soil health and restore and protect peatlands.
- Recovering nature and enhancing the beauty of landscapes:
 - Respect nature by using our water more sustainably.
- Increasing resource efficiency and reducing pollution and waste:
 - Reduce pollution by tackling air pollution in our Clean Air Strategy and reduce the impact of chemicals.

Climate Change Adaptation and Mitigation

3.37 The **NPPF** contains as part of its environmental objective a requirement to mitigate and adapt to climate change, “including moving to a low carbon economy”. The document also states that the “*planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.*” To achieve these aims new development should be planned to ensure appropriate adaptation measures are included (including green infrastructure) and should be designed, located and orientated as to help to reduce greenhouse gas emissions.

3.38 The revised framework also requires that development is directed away from areas which are at highest existing or future risk of flooding. Where development is required in such areas, the “*development should be made safe for its lifetime without increasing flood risk elsewhere.*”

3.39 In relation to coastal change in England planning policies and decisions should take account of the UK Marine Policy Statement and marine plans. Furthermore, plans should “reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbating the impacts of physical changes to the coast”.

3.40 A Green Future: Our 25 Year Plan to Improve the Environment¹⁴: The key areas in the document of relevance in terms of responding to climate change are using and managing land sustainably; and protecting and improving our global environment. Actions that will be taken as part of these two key areas are as follows:

- Using and managing land sustainably:
 - Take action to reduce the risk of harm from flooding and coastal erosion including greater use of natural flood management solutions.
- Protecting and improving our global environment:
 - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.

Biodiversity

3.41 A further requirement of the **NPPF**'s environmental objective is that the planning system should contribute to protecting and enhancing the natural environment including helping to improve biodiversity, and using natural resources prudently. In support of this aim the framework states that local planning documents should “*identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks*” and should also “*promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.*”

3.42 The framework requires that plans should take a strategic approach in terms of “*maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries*”.

3.43 A Green Future: Our 25 Year Plan to Improve the Environment¹⁵: The key areas in the document of relevance in terms of the protection and promotion of biodiversity are recovering nature and enhancing the beauty of landscapes; securing clean, productive and biologically diverse seas and oceans; and protecting and improving our global environment. Actions that will be taken as part of these three key areas are as follows:

- Recovering nature and enhancing the beauty of landscapes:
 - Develop a Nature Recovery Network to protect and restore wildlife, and provide opportunities to re-

¹⁴ Ibidem

¹⁵ Ibidem

introduce species that have been lost from the countryside.

- Securing clean, healthy, productive and biologically diverse seas and oceans:
 - Achieve a good environmental status of the UK's seas while allowing marine industries to thrive, and complete our economically coherent network of well-managed marine protected areas.
- Protecting and improving our global environment:
 - Provide international leadership and lead by example in tackling climate change and protecting and improving international biodiversity.
 - Support and protect international forests and sustainable agriculture.

Historic Environment

3.44 Of relevance to the approach of the planning system to the historic environment the **NPPF** contains an environmental objective to contribute to the protection and enhancement of the built and historic environment. The document also sets out a strategy to seek “*the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay and other threats.*” Such a strategy is required to take into consideration the desirability of sustaining and enhancing the significance of heritage assets and bringing them into viable use.

3.45 It should also take into account the wider benefits of conserving the historic environment, the contribution new development can make in terms of character and distinctiveness and the opportunity for the historic environment to contribute to this character and distinctiveness. Local authorities should also maintain or have access to a historic environment record which is to be supported by up to date evidence.

Landscape

3.46 The Local Plan will be required to have consideration for the conservation and enhancement of landscape character in the District. The **NPPF** includes as part of its approach to protecting the natural environment, recognition for the intrinsic character and beauty of the countryside, and the wider benefits to be secured from natural capital. Importantly, great weight is to be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty.

3.47 As part of the approach to achieving well-designed places the **NPPF** states that planning policies and decisions should ensure that developments “*are sympathetic to local*

character and history, including the surrounding built environment and landscape setting.”

3.48 A Green Future: Our 25 Year Plan to Improve the Environment¹⁶: The key area in the document of relevance in terms of the conservation and enhancement of landscape character is recovering nature and enhancing the beauty of landscapes. Actions that will be taken as part of this key area are as follows:

- Working with AONB authorities to deliver environmental enhancements.
- Identifying opportunities for environmental enhancement of all England's Natural Character Areas, and monitoring indicators of landscape character and quality.

3.49 Baseline information provides the context for assessing the sustainability of proposals in the Cannock Chase Local Plan and it provides the basis for identifying trends, predicting the likely effects of the plan and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.

3.50 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the SA Scoping Letter in order to reflect comments received during the Scoping consultation. The updated baseline information is presented in **Appendix C**.

Local plans, policies and programmes

3.51 At the sub-regional and local levels there are a wide range of plans and programmes that are specific to development at and around Eynsham, and which provide further context for the AAP.

3.52 These include the Oxfordshire Strategic Economic Plan (2016), Oxfordshire Strategic Environmental Economic Investment Plan (2015), Oxfordshire Joint Strategic Needs Assessment (JSNA) (2020), Oxfordshire Housing and Growth Deal (2017), Oxfordshire Infrastructure Strategy (2017), Connecting Oxfordshire: Local Transport Plan 2015-2031

¹⁶ Ibidem

(2016), Oxfordshire Minerals and Waste Local Plan – Part 1: Core Strategy (2017), Oxfordshire Joint Municipal Waste Management Strategy (2018), Oxfordshire Children and Young People's Plan 2018 – 2021 (2018), West Oxfordshire Local Plan 2031 (2018), West Oxfordshire Design Guide (2016) and Eynsham Neighbourhood Plan 2018 – 2031 (February, 2020).

3.53 These plans and programmes relate to issues such as housing, transport, design and the economy, and have also been reviewed in **Appendix B**.

3.54 The Council declared their motion to address the climate and ecological emergency in June 2019 which included a commitment to become a carbon neutral council by 2030. As part of this motion the Council is currently developing a Carbon Action Plan to deliver on its carbon-neutral commitment and is developing a Climate Change Strategy for the District.

Baseline Information

3.55 Baseline information provides the context for assessing the sustainability of the AAP. It also provides the basis for identifying trends, predicting the likely effects of these documents and monitoring its outcomes. The requirements for baseline data vary widely, but it must be relevant to environmental, social and economic issues, be sensitive to change and should ideally relate to records which are sufficient to identify trends.

3.56 Schedule 2 of the SEA Regulations requires data to be gathered on biodiversity, population, human health, flora, fauna, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the inter-relationship between the above

factors. As an integrated SA and SEA is being carried out, baseline information relating to other sustainability topics has also been included; for example, information about housing, education, transport, energy, waste and economic growth. As with the review of relevant plans, policies and programmes, a small number of amendments have been made to the baseline information since it was originally presented in the SA Scoping Letter in order to update it, drawing on the most recent evidence sources. The updated baseline information is presented in **Appendix C**.

Key Sustainability Issues

3.57 A set of key sustainability issues for Eynsham and the surrounding area was identified during the Scoping stage of the SA and was presented in the SA Scoping Letter for the AAP and West Eynsham SPD. These drew on the key sustainability issues which were initially identified in relation to the production of the West Oxfordshire Local Plan SA Report in February 2015.

3.58 The updated PPP and baseline information reviews helped to guide an update of the key sustainability issues relevant to the AAP. The key sustainability issues have also taken into account the comments received during consultation on the SA Scoping Letter for the AAP and SPD in winter 2018/2019.

3.59 In recognition of the SEA Regulation requirement (Schedule 2) that the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme must be described in the Environmental Report, **Table 3.1** below describes the likely evolution of each key sustainability issue if the AAP were not to be adopted.

Table 3.1: Key Sustainability Issues for Garden Village AAP and likely evolution without the Plan

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
S1 – Like many areas the District has an ageing population. As the population ages, more people may require increased support in terms of housing, healthcare and transport. Demographic changes, including an ageing population, are also resulting in smaller households.	E1 – In 2015, Eynsham & Cassington Ward had the largest population of older people in West Oxfordshire. While West Oxfordshire has a larger than national percentage of the population aged 65+, Eynsham & Cassington's percentage of its population aged 65+ is greater still. This is reflected in lower than District average rates of economic activity. Therefore, planning for an ageing population and seeking to increase the proportion of younger people and in turn economic activity rates is extremely important for	<p>The adopted West Oxfordshire Local Plan 2031 highlights the potential issues associated with an ageing population and includes a number of policies to address this including OS2 – Locating Development in the Right Places, OS4 – High Quality Design, OS5 – Supporting Infrastructure, H2 Delivery of New Homes and H4 – Type and Mix of New Homes.</p> <p>Policy EW1 – Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 – West Eynsham Strategic Development Area both require the provision of a balanced mix of house types and tenures and the provision of appropriate supporting infrastructure.</p> <p>The AAP document presents an opportunity to supplement these policies at a site-specific scale. This includes the opportunity to consider in more detail the specific types of homes and other supporting uses that are needed to most effectively address identified needs moving forward.</p> <p>Without the implementation of the AAP there is potential for a</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
	the Eynsham & Cassington area.	continued imbalance in terms of the demographic 'spread' of the local population, the needs of older people not being properly met with potentially increased strain on social services and health infrastructure. Failure to attract a younger demographic through the provision of affordable new homes could also perpetuate the lower than District average rates of economic activity.
S2 – House prices in West Oxfordshire are increasing at a faster rate than the increase in wages making it more difficult for local people to enter the housing market. This has resulted in rising levels of housing need.	E2 – Like the rest of West Oxfordshire housing affordability is a key issue in the Eynsham area. Average prices for detached and terraced houses are above the District average and the 10-year house price change (2007 – 2017) was higher in Eynsham than West Oxfordshire as a whole across all property types.	<p>The adopted West Oxfordshire Local Plan (2018) through Policy H1 - Amount and distribution of housing sets out the level of housing which should be provided to meet the needs of the District and Oxford City (at least 15,950 homes). It also sets out the level of housing that should be provided in the Eynsham-Woodstock sub-area (5,596 homes). Policy H3 - Affordable housing sets out that new housing development should make an appropriate contribution to affordable housing in the District where applicable.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area set the assumed level of housing both locations will provide which is to include an appropriate level of affordable homes.</p> <p>The AAP document presents an opportunity to supplement these policies at a site specific scale. This includes the opportunity to address the potential for a lack of supply of new affordable housing in the local area which might otherwise result and lead to a potential increase in need and a worsening of current affordability problems/ratios.</p> <p>Without the implementation of the AAP there is potential for the current predominance of owner-occupation to continue with recognition that this will be enjoyed by those who are already on the housing ladder.</p>
S3 – General levels of health in the District are high but specific health issues such as obesity have increased in prominence nationwide and are a particular concern in children, indicating a need to change our diet but also increase physical activity. Although a rural district with large areas of attractive countryside, rural communities can find that, outside the rights of way network, access to public open space is limited.	E3 – Eynsham has a higher than average incidence of colorectal cancer and mortality due to stroke, as well as a greater proportion of people, especially children and adults, who are obese relative to the District as a whole. Improved access to the countryside/public open space as well as leisure/community facilities to support an active community can help to address this.	<p>The adopted West Oxfordshire Local Plan 2031 recognises the importance of health and well-being. Core Objective 9 (CO9) is to promote inclusive, healthy, safe and crime free communities whilst CO11 is to maximise the opportunity for walking, cycling and use of public transport. CO13 is to look to maintain or improve where possible the health and well-being of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities.</p> <p>A number of the plan policies relate to healthy living including OS4 – High Quality Design, OS5 – Supporting Infrastructure, H4 – Type and Mix of New Homes, E5 – Local Services and Community Facilities, T1 – Sustainable Transport, T3 – Public Transport, Walking and Cycling, EH3 – Biodiversity and Geodiversity, EH4 – Public Realm and Green Infrastructure, EH5 – Sport, recreation and children's play.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both include specific criteria that will help to address health issues including for example the provision of supporting infrastructure.</p> <p>The AAP document presents an opportunity to supplement these policies at a site specific scale. This includes the opportunity to consider in more detail specific needs and opportunities arising from the developments. In the absence of the AAP there is a risk of current indicators of poor health in certain areas being likely to continue or potentially worsen with the opportunities to address this e.g. through improved recreational and leisure facilities, not being fully realised.</p>
S4 – Levels of unemployment in the District are typically low. Low	E4 – Unemployment in Eynsham is less than the	The adopted West Oxfordshire Local Plan 2031 recognises the importance of education, skills and employment opportunities. A

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
<p>skills levels are apparent in certain areas of the main towns of Witney, Chipping Norton and Carterton and may have implications for future economic growth.</p>	<p>national average, but more than the District average. Notably the proportion of people with no qualifications whilst less than the national average, is higher than the District average. However, the proportion of people with the highest qualification (i.e. equivalent to degree or higher) is above the District average. This is reflected in a high proportion of the workforce being in managerial or professional occupations. There appears to be a slight problem in terms of early years' education with attainment falling behind the District average.</p>	<p>core objective (CO7) is to support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.</p> <p>A number of policies are of direct relevance including OS5 – Supporting Infrastructure, E1 – Land for Employment and E2 – Supporting the Rural Economy.</p> <p>The AAP document presents an opportunity to supplement these policies at a site specific scale. This includes the opportunity to consider in more detail specific needs and opportunities arising from the developments including those relating to education and skills for example.</p> <p>In the absence of the AAP there is a risk of current trends continuing or worsening (e.g. early years' education attainment rates and the proportion of residents with no qualifications). There is also a potential cost in terms of employment, training and skills opportunities associated with the developments not being fully realised.</p>
<p>S5 – There is a low level of crime and fear of crime but speeding vehicles, violent crime and antisocial behaviour remain issues of concern.</p>	<p>E5 – The Eynsham area has a low level of crime; however, burglary, criminal damage and vehicle crime offences remain issues of concern.</p>	<p>Whilst there is generally a low level of crime in West Oxfordshire, the West Oxfordshire Local Plan 2031 recognises the importance of this issue and includes a core objective (CO9) to promote inclusive, healthy, safe and crime free communities.</p> <p>Policy OS4 – High Quality Design requires new developments to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced.</p> <p>The AAP document presents an opportunity to supplement this objective and policy at a site specific scale through further specific guidance/advice/policy on design and layout and other related matters.</p> <p>Without the AAP in place, there is a risk that some current trends (e.g. burglary, criminal damage and vehicle crime) could continue or potentially worsen and that opportunities to address the causes or reduce the opportunities for these and other crimes to take place are not fully realised creating potential impacts in terms of quality of life and health and well-being.</p>
<p>S6 – Outside of the main towns of the District public transport accessibility is generally poor. Certain groups without access to a car, such as older people on lower incomes, young people, lone parents and those experiencing mental health problems may be particularly at risk of social exclusion as a result. An ageing population presents increasing challenges as the elderly are highlighted as a particular group least likely to have access to a private car.</p>	<p>E6 – Levels of car ownership in Eynsham show a difference to the District trend with more households with one or fewer cars and less households with more than two cars, potentially reflecting the relatively good availability of public transport including premium bus services along the A40 and Hanborough station nearby. Traffic congestion on the A40 is however a key issue due to the volume of traffic particularly in the morning and evening peaks.</p>	<p>Generally high levels of car ownership across the District are recognised as a key issue in the West Oxfordshire Local Plan as is the rural nature of the District and the difficulties faced by a large proportion of people in being able to use public transport, walking or cycling as alternatives. One of the plan's core objectives (CO4) is to locate new residential development where it will best help to meet housing needs and reduce the need to travel with a further objective (CO11) being to maximise the opportunity for walking, cycling and use of public transport.</p> <p>A number of policies are of relevance including OS2 – Locating Development in the Right Places, OS5 – Supporting Infrastructure, T1 – Sustainable Transport and T3 – Public Transport, Walking and Cycling.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both require consideration to be given to the need for supporting infrastructure including to mitigate the traffic impact of development.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
		<p>The AAP document presents an opportunity to supplement these policies at a site specific scale. This includes consideration of matters such as parking standards, car clubs, travel plans etc.</p> <p>In the absence of the AAP there is a risk that opportunities to maximise the use of non-car modes of travel are not fully exploited and that congestion e.g. on the A40 continues to occur or potentially worsens.</p>
<p>S7 - The number of people travelling to work by car has increased and the distance people travel to work has increased. The District has several congestion problems. The A40 between Witney and Oxford is seen as the County's worst congestion problem.</p>	<p>E7 – 2011 Census data shows that people in Eynsham commute an average of 15.6km to work, primarily to Woodstock, Witney, Kidlington, Oxford City and London. People who work in Eynsham travel an average of 18.3km from home and come from immediately north and west of the village. As congestion on the A40 is a major concern, a number of improvements have already been, are under way, or are planned as part of Oxfordshire County Council's Connecting Oxfordshire – local transport plan – A40 route strategy.</p>	<p>The West Oxfordshire Local Plan 2031 recognises out-commuting and traffic congestion on some key routes such as the A40 as key issues. A core objective (CO1) is to enable new development, services and facilities of an appropriate scale and type in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised. CO4 is to locate new residential development where it will best help to meet housing needs and reduce the need to travel.</p> <p>Part of the overall vision of the plan is to deliver an improved balance of housing and jobs and increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of local communities.</p> <p>Relevant policies include OS2 – Locating Development in the Right Places, OS5 – Supporting Infrastructure, T1 – Sustainable Transport and T3 – Public Transport, Walking and Cycling.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both require consideration to be given to necessary supporting infrastructure including transport infrastructure.</p> <p>Policy EW1 also includes the provision of a large element of new business land (40 hectares) to help increase local employment and training opportunities and reduce the need for people to travel to work elsewhere.</p> <p>The AAP document presents an opportunity to supplement these policies at a site specific scale. This includes consideration of matters such as the type, mix and scale of business land provided, parking standards, car clubs, travel plans, overall mix and location of uses etc.</p> <p>In the absence of the AAP there is a risk that opportunities to effectively address current issues of traffic congestion are not fully realised and that this continues or worsens. Also, there is potential that the opportunity to reduce people's propensity to travel elsewhere is not maximised and that the current trend of out-commuting continues or potentially worsens.</p>
<p>S8 - Air quality objectives are not being met at Bridge Street, Witney and Horsefair, Chipping Norton as a result of traffic congestion in these streets.</p>	<p>E8 – With the exception of nitrogen dioxide levels, the air quality at Eynsham is on par or better than the national and District averages; however, air quality remains a key concern for many people and is of particular relevance with regard to Oxford Meadows to the east of Eynsham which is a Special Area of Conservation (SAC).</p>	<p>The importance of air quality is recognised in the West Oxfordshire Local Plan. Part of the overall vision is to improve opportunities for walking, cycling and the use of public transport to reduce reliance on the private car and address traffic congestion on key routes including the A40 as far as reasonable, thereby helping to improve journey times and air quality.</p> <p>One of the plan's core objectives (CO16) is to enable improvements in water and air-quality. A number of policies are of relevance including T1 – Sustainable Transport, T4 – Parking Provision and EH8 – Environmental Protection.</p> <p>The AAP document presents an opportunity to supplement these policies at a site specific scale. This includes consideration of air quality related matters such as the mix and quantum of different land uses and transport arrangements including the opportunities to reduce vehicular emissions through for example, reduced travel</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
		<p>or travel by alternative means to the private car.</p> <p>In the absence of the AAP there is a potential for these issues not to be fully explored and addressed through a more detailed planning framework. This could lead to a worsening of air quality problems in the immediate locality or further afield including at the Oxford Meadows SAC.</p>
<p>S9 - Many of the larger previously developed sites suitable for redevelopment have now been developed and in a rural district the opportunities to use brownfield land are limited. Beyond 2011 further urban extensions on greenfield sites may need to be provided. Such urban extensions may be relatively sustainable if the infrastructure required to support them is provided and efficient use is made of the land. It should also be noted that whilst there is the presumption that previously developed land should be developed before Greenfield land, some previously developed land may not be appropriate for development due to wider sustainability considerations such as their amenity or biodiversity value.</p>	<p>E9 – To meet the anticipated housing needs in the local area and also to help meet Oxford City’s unmet housing need, two strategic sites were identified in Eynsham – land to the north and west which are been allocated for 2,200 and 1,000 homes respectively within the new Local Plan 2031. Comprehensive and co-ordinated development that is masterplan-led and accompanied by appropriate infrastructure can help to ensure that development is sustainable despite being on greenfield land.</p>	<p>The West Oxfordshire Local Plan recognises the relatively limited supply of previously developed (brownfield) land and the associated need to release undeveloped greenfield sites to meet identified development needs. Part of the overall vision is to meet the needs of West Oxfordshire’s communities, and play a role in helping to meet wider needs, without significant change to the intrinsic character of the District.</p> <p>A number of policies are of particular relevance including OS2 – Locating Development in the Right Places, H1 – Amount and Distribution of Housing and H2 – Delivery of New Homes.</p> <p>Policies EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth and EW2 - West Eynsham Strategic Development Area both involve the release of large areas of undeveloped greenfield land for development. The principle of this has already been accepted by the Local Plan Inspector and the role of the AAP is to provide further detailed guidance on how the sites should be brought forward.</p> <p>In the absence of the AAP there is a risk that the positive opportunities associated with the sites will not be fully realised and that the necessary supporting infrastructure is not delivered in a timely, phased manner. The AAP will help to ensure that the Garden Village site comes forward based on a set of agreed principles and utilising high quality design, materials and layout.</p>
<p>S10 - West Oxfordshire Council saw a small increase in total waste collection in 2018/19 compared with 2017/18 and kg/dwelling figures increased by 5kg per head per year. This contrasts with the county that saw around an average 20kg/head reduction in the amount of waste collected per head in 2018/19 compared with the year before.</p>	<p>E10 – the level of growth planned for Eynsham (3,200 homes in total through the two proposed allocations) will increase the amount of waste generated locally including construction waste initially and in the longer-term residential and commercial waste. Opportunities for sustainable waste management will need to be fully explored.</p>	<p>The importance of addressing waste generation and collection in a sustainable manner is recognised in the Local Plan 2031. Core objective (CO17) is to minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions and CO18 is to improve the sustainable design and construction of new development, including improving energy, water efficiency and water management.</p> <p>Policy OS3 – Prudent Use of Natural Resources requires new development to have regard to the need to minimise waste and making adequate provision for the re-use and recycling of waste; and causing no deterioration and, where possible, achieving improvements in water or air quality.</p> <p>The AAP document presents an opportunity to supplement these objectives as well as policy at a site specific scale. This includes consideration of the potential opportunities for sustainable management of all forms of waste.</p> <p>In the absence of the AAP there is a risk that opportunities are not taken and that the developments generate additional waste including construction waste in the short term and residential and commercial waste in the longer term, that is not managed as effectively or sustainably as it could be resulting in a potential increase in unnecessary vehicular trips associated with waste collection and management/disposal.</p>
<p>S11 - Although data on carbon emissions is limited, responding to climate change and reducing carbon emissions through increased energy efficiency and increasing the supply of</p>	<p>E11 – the level of growth planned for Eynsham (3,200 homes in total through the two proposed allocations) will have a direct effect on carbon emissions in the Eynsham area.</p>	<p>The importance of reducing carbon emissions and tackling climate change is a central theme of the West Oxfordshire Local Plan 2031. A core objective (CO15) is to contribute to reducing the causes and adverse impacts of climate change, especially flood risk. CO17 is to minimise the use of non-renewable natural resources and promote more widespread use of renewable energy</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
<p>renewable and low-carbon decentralised energy sources is seen as a key challenge.</p>	<p>Opportunities to minimise impact on climate change and to adapt accordingly will need to be fully explored.</p>	<p>solutions whilst CO18 is to improve the sustainable design and construction of new development, including improving energy, water efficiency and water management.</p> <p>A number of policies are of direct relevance to this issue including OS1 – Presumption in Favour of Sustainable Development, OS2 – Locating Development in the Right Places, OS3 – Prudent Use of Natural Resources, OS4 – High Quality Design and EH6 - Decentralised and renewable or low carbon energy development (excepting wind turbines).</p> <p>In June 2019 the Council declared a 'Climate and Environmental Emergency'¹⁷ which included a commitment to become a carbon neutral council by 2030. The Council is currently developing a Carbon Action Plan to deliver on its carbon-neutral commitment and is developing a Climate Change Strategy for the District, which will both help to reduce carbon emissions within the District even in the absence of the AAP.</p> <p>The AAP document presents opportunities to supplement these objectives and policies at a site specific scale for example through the consideration of opportunities to bring forward renewable and low-carbon energy sources, sustainable construction and energy efficiency in new buildings.</p> <p>In the absence of the AAP there is a risk that these issues are not fully addressed and effectively mitigated, resulting in a demonstrable increase in carbon emissions at the Garden Village site and in the wider Eynsham area.</p>
<p>S12 - Significant climate change is now thought unavoidable and is expected to result in more frequent extreme weather events. As such there is a need to secure new development and infrastructure which is resilient to the effects of climate change particularly as buildings and infrastructure may have a 20-100 year life span.</p>	<p>E12 – As above.</p>	<p>As above, but also, in the absence of more detailed guidance/policy as set out in the AAP, there is a risk that the proposed developments may be less resilient and less able to adapt to the effects of climate change.</p>
<p>S13 - There is a network of relatively isolated sites of particular importance for biodiversity in the District, which in the context of climate change would benefit from expansion and linkage to provide more sustainable biodiversity management units. The status of some priority species, notably water voles and farmland birds, has declined in recent years. Farmland birds have declined largely as a result of some agricultural practices.</p>	<p>E13 – Much of Eynsham village to the north and west is surrounded by semi-enclosed rolling farmland that is highly valued by residents, especially for its biodiversity. Although there are no specific national designated sites of importance for biodiversity within the site allocations, there are existing records of protected and notable species. City Farm - a conventionally managed farm has been identified as being of European Importance for arable plants by Plantlife and threatened plant species. Local Wildlife Sites, the Oxford Meadows and Farmoor Conservation Target Area and patches of ancient woodlands are also in close proximity. In addition to ensuring the</p>	<p>The importance of biodiversity and geodiversity is a key theme of the West Oxfordshire Local Plan 2031. Part of the overall vision is to provide a network of safe, inclusive, vibrant, well-connected and prosperous market towns and villages within a healthy, attractive, historically and biodiversity rich environment where new development achieves a high standard of design and respects and complements the distinctive character of the area whilst managing the impacts of climate change.</p> <p>A core objective (CO14) is to conserve and enhance the character and significance of West Oxfordshire's high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people's quality of life and social and economic well-being both within the District and beyond.</p> <p>Policies of particular relevance include OS4 – High Quality Design, EH2 – Landscape Character and EH3 – Biodiversity and Geodiversity.</p> <p>The AAP document present an opportunity to supplement these objectives and policies at a site specific scale taking into account the relevant constraints to both sites but also the potential, positive</p>

¹⁷ West Oxfordshire District Council meeting, 26th June 2019

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
	<p>protection of biodiversity and geodiversity in the area, residents' access to nature should be enhanced in a manner which considers the sensitivity of habitats and species.</p>	<p>opportunities to deliver net gains in biodiversity.</p> <p>In the absence of clear guidance provided through the AAP there is a risk that these site-specific opportunities will not be fully taken leading to a potentially negative effect on local and nearby biodiversity assets.</p>
<p>S14 - The District has a rich archaeological and architectural heritage which along with the natural beauty of the District's countryside contributes to a high quality landscape recognised in national designations such as the Cotswolds Area of Outstanding Natural Beauty. These assets also present an irreplaceable resource for education, leisure and tourism. Meeting the development needs of the community whilst maintaining a high quality landscape, including the conservation and enhancement of areas, sites and buildings that contribute to the archaeological, architectural and natural heritage, and promoting access to historic assets and the countryside remains a continuing challenge.</p>	<p>E14 – The Eynsham Area has a rich record of archaeological and architectural heritage, including Scheduled Ancient Monuments, Listed Buildings and structures, and Listed Parks & Gardens. Part of the built up area of Eynsham village is also designated as a Conservation Area. Further known archaeological sites/ finds in the wider area include remnants of Iron Age activity to the north, Roman pottery, a suspected deserted medieval village, known as Tilgarsley, its setting within medieval field systems, evidence of an early medieval gravel pit, and an ancient Salt Way. These assets present an irreplaceable resource for education, leisure and tourism. Meeting the development needs of the community whilst maintaining a high quality landscape, including the conservation and enhancement of areas, sites and buildings that contribute to the archaeological, architectural and natural heritage, and promoting access to historic assets and the countryside remains a continuing challenge.</p>	<p>The Local Plan 2031 recognises the District's rich and varied historic environment which contributes greatly to the distinctive character and identity of the area, to its tourism, cultural and social role, to economic prosperity and to quality of life.</p> <p>A core objective (CO14) is to conserve and enhance the character and significance of West Oxfordshire's high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people's quality of life and social and economic well-being both within the District and beyond.</p> <p>Policies of particular relevance include OS4 – High Quality Design, EH9 – Historic Environment, EH11 – Listed Buildings, EH13 – Historic Landscape Character and EH15 – Scheduled Monuments and other nationally important archaeological remains.</p> <p>Whilst the Local Plan clearly provides an overarching level of protection and guidance, the AAP document provides the opportunity to consider in more detail how heritage matters can be most effectively addressed at the site-level, including for example the Listed Buildings at City Farm within the Garden Village site and the scheduled monument at the southern end of the West Eynsham SDA.</p> <p>In the absence of the AAP there is a risk that these issues are not fully and properly considered and that the positive opportunities presented by the development of the Garden Village site are not fully realised.</p>
<p>S15 - The economy of West Oxfordshire appears prosperous with low unemployment levels and high levels of economic activity. A key challenge is to maintain this prosperity and ensure sustainable economic growth, maintaining the Quality of Life for all residents.</p>	<p>E15 – Reflecting the older demographic profile of the Eynsham area, rates of economic activity are below the District average with a higher than average proportion of economically inactive residents. A key issue is to increase economic activity rates by attracting inward investment and a more balanced age profile.</p>	<p>Economic growth and productivity is a central theme of the West Oxfordshire Local Plan 2031. Part of the overall vision is that the District's economy will have grown and diversified, adding value and capitalising on the proximity to the Oxfordshire 'knowledge spine' and the presence of RAF Brize Norton and that an improved balance of housing and jobs and increased levels of home working will have been achieved, facilitated by improved broadband provision to help reduce out-commuting and increase self-containment.</p> <p>A core objective (CO7) is to support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.</p> <p>Relevant policies include E1 – Land for Employment, E2 – Supporting the Rural Economy and E4 Sustainable Tourism.</p> <p>The AAP document presents an opportunity to supplement these objectives and policies at a site specific scale.</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
		<p>Policy EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth for example includes provision for around 40 ha of new business land as part of the overall mix of land uses.</p> <p>The AAP provides an opportunity to consider in more detail how economic objectives can be met.</p> <p>In the absence of this more detailed guidance there is a risk that opportunities to increase jobs, skills, training and economic productivity will not be fully capitalised on. This could lead to a continuation of the current trend of relatively low rates of economic activity or a worsening of this trend as the local population continues to age without an influx of new residents and workers.</p>
<p>S16 - The District contains some considerable sand, gravel and limestone resources, the extraction of which needs to be managed to protect environmental quality, with particular regard to archaeological sites and remains, landscape impacts, after-use and traffic impacts.</p>	<p>E16 – The Eynsham area includes an existing aggregate recycling facility (David Einig) which has permanent planning permission and is safeguarded under the Oxfordshire Minerals and Waste Local Plan. There are also known mineral resources (sand and gravel) in the area.</p>	<p>The West Oxfordshire Local Plan recognises that the District contains some extensive sand and gravel and limestone resources particularly in the southern half of the District, focused on the Lower Windrush Valley which has seen extensive mineral extraction for a number of years.</p> <p>The plan contains no specific policies as this is a matter for the Oxfordshire Minerals and Waste Local Plan.</p> <p>There are known sand and gravel resources in the Eynsham area and also within the garden village site there is an existing aggregate recycling facility. Policy EW1 - Oxfordshire Cotswolds Garden Village Strategic Location for Growth requires appropriate measures to safeguard and take account of the operational requirements of the existing aggregate recycling facility within the site and also to safeguard sand and gravel deposits where appropriate having regard to the policies of the Minerals and Waste Local Plan.</p> <p>The AAP provides the opportunity to further consider the operational requirements of the aggregate recycling facility as well as the issue of mineral safeguarding. In the absence of the AAP there is a risk that these issues are not properly addressed for example inadequate buffer distances.</p>
<p>S17 - There are some significant rivers flowing through the District, including the Thames along the southern boundary of the District, the generally biodiversity rich Windrush which runs through Witney and Burford and the Evenlode running through the agricultural areas of central West Oxfordshire. In the context of climate change extreme weather events may increase the risk of flooding from these rivers. The quality of the water in these water courses may affect habitats of international importance at Oxford Meadows.</p>	<p>E17 - The Eynsham area is mostly classified at Flood Zone 1 (low risk) but there are some areas classed as Flood Zone 2 (medium risk) and 3 (high risk) associated with watercourses and underlying geology. In the event of extreme weather events, especially those that pose flood risks, new infrastructure must be resilient and able to adequately mitigate impacts. New development should not increase flood risk elsewhere or adversely impact water quality.</p>	<p>The Local Plan 2031 recognises the importance of both flood risk and water quality. A core objective (CO15) is to contribute towards reducing the causes and adverse impacts of climate change, especially flood risk.</p> <p>Policy OS4 – High Quality Design requires development to demonstrate resilience to future climate change, particularly increasing temperatures and flood risk as well as the use of water conservation and management measures. As a general principle, OS2 requires all development to not be at risk of flooding or be likely to increase the risk of flooding elsewhere.</p> <p>Policy EH7 – Flood Risk sets out the Council's overall approach towards flood risk in line with national policy whilst also requiring sustainable drainage to manage run-off and support improvements in water quality.</p> <p>Policy EH8 – Environmental Protection sets out that proposals for development will only be acceptable provided there is no adverse impact on water bodies and groundwater resources, in terms of their quantity, quality and important ecological features.</p> <p>The AAP document presents an opportunity to supplement these objectives and policies at a site specific scale taking into account the relevant constraints to both sites but also the potential, positive opportunities to deliver improvements to any existing issues of flood risk and water quality.</p> <p>In absence of the AAP there is a risk that flood risk is not managed as effectively as it could potentially be causing potential concerns in terms of the impacts of the development on flood risk which</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
		could become worse over time having regard to long-term climate change. Also, there is the potential for a deterioration in water quality caused by the lack of a co-ordinated approach to development.

Chapter 4

Sustainability Appraisal

Findings for the Pre-submission AAP

4.1 This chapter presents the SA findings for the policies and spatial framework that are set out in the Pre-Submission AAP (July 2020). The SA findings are presented in accordance with the groups of policies and related Core Theme in the AAP document set out under the following headings:

- Vision.
- Climate action.
- Healthy place shaping.
- Protecting and enhancing environmental assets.
- Movement and connectivity.
- Enterprise, innovation and productivity.
- Meeting current and future housing needs.
- Building a strong, vibrant and sustainable community.

4.2 Each of the groups of policies relate to the identified core themes set out to guide the Salt Cross development. These Core Themes are consistent with the TCPA's Garden Village principles.

4.3 The appraisal of these policies follows on from the appraisal of the preferred policy approaches which were presented in the Preferred Options AAP. The appraisal findings of which were originally described in the 2019 SA Report. A summary of the appraisal findings for the policy approaches in the Preferred Options AAP are represented in **Appendix E** of this report.

Mitigation

4.4 The potential sustainability effects for the policies set out in the AAP have been identified without taking mitigation into account. While some potential negative effects have been identified in relation to the policies included in the AAP, it is recognised that these could be avoided or mitigated through the implementation of other policy safeguards either in the West Oxfordshire Local Plan, or within the AAP itself. Therefore, for each of the SA objectives, **Table 4.9** at the end of this chapter summarises the key Local Plan and AAP policies which would help to mitigate the potential negative effects identified.

Vision

4.5 The AAP begins by presenting the Vision for the Salt Cross Garden Village up to 2031. Seven Core Themes are identified to provide a more tangible way of taking forward the Vision for the Garden Village. Thirty-seven Core Objectives have been grouped below the seven Core Themes and these set out the main aims for the Garden Village development. The SA findings for the AAP Vision are described below.

4.6 The Pre-Submission AAP presents the Core Objectives for each of the Core Themes alongside the policies which are

included to address each of those Core Themes. Therefore, the appraisal findings for the Core Objectives are grouped together with the policies for each Core Theme.

4.7 As shown in **Table 4.1** below, minor positive effects are expected for most of the SA objectives in relation to the Vision. This reflects the Vision's aspirational and sustainable approach to development at the Garden Village, ensuring that it draws on the area's special environmental, social and economic qualities, as well as promoting the garden village principles.

Table 4.1: Summary of sustainability effects for the Vision for Salt Cross

SA Objective	Vision
SA 1: Housing	+
SA 2: Health and well-being	+
SA 3: Inclusive Communities	+
SA 4: Education	+
SA 5: Crime	+
SA 6: Services and facilities	+
SA 7: Land use	0
SA 8: Waste	0
SA 9: Air quality	+
SA 10: Climate change	+
SA 11: Water	0
SA 12: Flooding	+
SA 13: Biodiversity and geodiversity	+
SA 14: Landscape	+
SA 15: Historic environment	+
SA 16: Employment	+
SA 17: Economic growth	+

4.8 The Vision explicitly includes reference to the provision of affordable, attractive and energy efficient housing. The local character of West Oxfordshire is to be integrated and important local heritage is to be embraced as part of the new Garden Village at Salt Cross, which will achieve a strong and distinctive character of its own. Therefore, a minor positive effect is expected under SA objective 1: **housing**, SA objective 14: **landscape** and SA objective 15: **historic environment**.

4.9 The Vision also includes a description of thriving community life at the Garden Village which is supported by opportunities for sustainable public transport, extensive green space, walkable neighbourhoods, and access to a range of different facilities. As such a minor positive effect is also expected in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities**, and SA objective 6: **services and facilities**.

4.10 The Garden Village is furthermore presented as an area which provides a broad range of exciting employment and training opportunities, with development ‘future proofed’ through measures such as improved digital connectivity. The Vision also sets out that new school facilities will support residents at the Garden Village. A minor positive effect is therefore likely in relation to SA objective 4: **education**.

4.11 The Vision refers to the Garden Village as an area which can be safely navigated and therefore a minor positive effect is given for SA objective 5: **crime**.

4.12 SA objective 9: **air quality** and SA objective 10: **climate change** will be influenced in part by improved levels of energy efficiency at housing through a zero-carbon approach, provisions for sustainable transport, increased opportunities for remote working/working from home, and the provision of future-proofed infrastructure and a natural capital based approach to addressing climate change at the Garden Village. The future proofing of infrastructure is also expected to help safeguard new infrastructure against flood events. Increases in flood risk in the Garden Village are furthermore likely to be mitigated through the incorporation of extensive areas of green space. This type of approach is likely to help prevent the proliferation of hard surfacing which might otherwise increase surface runoff. A minor positive effect is therefore expected in relation to SA objectives 9: **air quality**, 10: **climate change** and 12: **flooding**.

4.13 The Vision is also expected to result in a minor positive effect in relation to SA objective 13: **biodiversity and geodiversity**, by setting the Garden Village out as an area in which wildlife can flourish. It also envisages the provision of a new country park in the area.

4.14 The attractive, high-quality business land, and the improved public transport which the Vision sees the Garden Village as incorporating are likely to make the area more attractive to those wishing to invest in the area. It is also likely to provide new jobs and improved access to employment areas for residents. The Vision also provides an image of the Garden Village as an area within which home- and remote-working is promoted. As such a minor positive effect is expected for SA objective 16: **employment** and SA objective 17: **economic growth**.

4.15 Due to the Vision’s high level and generally aspirational nature, it is not anticipated that any significant positive effects are likely to occur in relation to the SA objectives. In combination with the core themes, the AAP’s more detailed policies will support the achievement of the Vision. The more detailed policies will be the elements of the AAP which will most influence planning decisions at the Garden Village. As such more significant effects are expected to occur as a result of the proposed policies, as discussed below.

Climate Action

4.16 This section summarises the SA findings for the core objectives and policies in Chapter 5 of the Pre-Submission AAP relating to climate change and resilience in the Garden Village.

4.17 The sustainability findings relating to each of these preferred approaches have been grouped together in this section. **Table 4.2** below provides a summary of the expected sustainability effects. A description of the potential effects in provided below the table.

Table 4.2: Summary of sustainability effects for core objectives and policies relating to climate change and resilience

SA objective	Core objectives GV1 to GV4	Policy 1: Climate resilience and adaptation	Policy 2: Net zero carbon development	Policy 3: Towards ‘Zero Waste’ through the circular economy
SA1: Housing	0	+	++/-?	+
SA2: Health and well-being	0	+	0	0
SA3: Inclusive communities	0	0	0	0
SA4: Education	0	0	0	0
SA5: Crime	0	0	0	0
SA6: Services and facilities	0	0	0	0
SA7: Land use	+	0	0	0
SA8: Waste	++	0	0	++
SA9: Air quality	+	0	0	0

SA objective	Core objectives GV1 to GV4	Policy 1: Climate resilience and adaptation	Policy 2: Net zero carbon development	Policy 3: Towards 'Zero Waste' through the circular economy
SA10: Climate change	++	++	++	++
SA11: Water	0	+	0	0
SA12: Flooding	+	+	0	0
SA13: Biodiversity and geodiversity	+	+	0	0
SA14: Landscape	+	+	0	0
SA15: Historic environment	+	+	0	0
SA16: Employment	0	0	+	0
SA17: Economic growth	0	0	+	+

Core Objectives GV1 to GV4

4.18 The Core Objectives included in this section of the Pre-Submission AAP seek to promote net-zero aspirations at Salt Cross in response to climate change and a circular economy approach in relation to waste and therefore are likely to have positive effects on a number of the SA objectives. Core Objective GV3 promotes 100% net-zero carbon energy use and is therefore expected to result in a significant positive effect in relation to SA objective 10: **climate change**. Delivering development which is resilient to the impacts of climate change through its design is promoted through Core Objective GV1. It promotes the creation of resilience through using the 'natural capital' of Salt Cross, as well as incorporating elements of flexibility, durability and adaptability into design. This is likely to include consideration of flood risk in the area and therefore a minor positive effect is expected in relation to SA objective 12: **flooding**.

4.19 It is expected that the support Core Objective GV1 provides in relation to 'natural capital' will include high quality green space, which would also have benefits in terms of maintaining areas which allow for habitat provision and connectivity as well as landscape character and the setting of the historic environment, and therefore a minor positive effect is expected in relation to SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment**. Core Objective GV1 may also result in positive impacts on air quality through the sequestration of air pollutants that green infrastructure can provide. As such, a minor positive effect is expected in relation to SA objective 9: **air quality**.

4.20 Core Objective GV2 incorporates the priority of achieving the optimal use of land. As such a minor positive effect is expected in relation to SA objective 7: land use for this core theme. Core Objective GV4 includes the objective of

minimising the generation and impact of waste in the area, through circular economy principles in order to move as close to zero waste wherever possible. A significant positive is therefore expected for this core theme in relation to SA objective 8: waste.

Policies 1 to 3

4.21 Policies 1 to 3 address the themes of climate resilience and adaptation, achieving net-zero carbon development and promoting the circular economy.

4.22 It is anticipated that the three Climate Action policies would have a negligible or positive effect in relation to most of the SA objectives. Negligible effects are expected given that the scope of the policies is mostly limited to a specific theme/topic.

4.23 Policy 1 promotes development which is flexible in responding to climate change in terms of design and siting, while Policy 2 requires all proposals at the Garden Village to demonstrate net zero operational carbon on-site. Measures will include ultra-low energy fabric specification, low carbon technologies and on-site renewable energy generation. Policy 3 is also likely to be beneficial in terms of limiting the adverse effects of new development at the Garden Village relating to climate change by promoting the achievement of the waste hierarchy. This approach will help to ensure the more efficient use of natural resources at the Garden Village. Therefore, a significant positive effect is expected in relation to SA objective 10: **climate change** for Policies 1, 2 and 3.

4.24 Expansion into the field of renewables provides potential for employment provision and economic diversification at the Garden Village. As such, a minor positive effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth** for Policy 2. A particular opportunity in this area of growth is likely considering that at the Garden Village

100% of the energy consumption required by buildings on-site should be generated using on-site renewables. As Policy 3 requires that development at Salt Cross reflects the concept of the 'circular economy' a minor positive effect is expected in relation to SA objective 17. This approach is expected to help promote a sustainable approach to local economic growth and is also likely to help diversify the local economy.

4.25 The holistic approach to the sustainable construction of dwellings in the Garden Village also includes considerations of improved energy efficiency, including the achievement of thermal comfort through passive-design measure. These measures are expected to work in conjunction to create high quality new dwellings for residents of the Garden Village. They are also likely to help minimise utility bills and the overall cost of house maintenance for residents and therefore a significant positive effect is expected in relation to SA objective 1: **housing** for Policy 2. A minor positive effect is also expected in relation to SA objective 1 for Policy 1 and Policy 3 as they seek to future proof dwellings at the Garden Village and secure the optimisation of the waste-management approach during construction as well as over their subsequent lifespan.

4.26 The future proofing of the new development at the Garden Village is a strong theme which runs through all policies in this section of the AAP. This type of approach has the potential to result in positive impacts on the environmental SA objectives. A minor positive effect is expected for Policy 1 in relation to SA objective 11: **water** and SA objective 12: **flooding**. This policy promotes building construction that will be flood resilient, with particular importance on the adaptation qualities of design to ensure the potential changes in rainfall patterns in the future do not result in significant adverse impacts. The resource efficiency measures which are incorporated through Policy 1 are likely to ensure that demands in terms of water supply and quality are managed appropriately.

4.27 The 'natural capital' approach required through Policy 1, to ensure that the site's environmental characteristics and

their opportunities are maximised, may also yield positive impacts in relation to resident's health and well-being. This is due to the promotion of more active use of green spaces through improved connectivity. As such, a minor positive effect is expected for the policy in relation to SA objective 2: **health and well-being**.

4.28 An approach which is focussed on 'natural capital' which positively exploits the site's environmental characteristics may also have benefits associated with habitat provision, as well as the protection of existing open spaces which contribute to local character and the setting of heritage assets. Therefore Policy 1 is also expected to have a minor positive effect in relation to SA objective 13: **biodiversity and geodiversity**, 14: **landscape** and 15: **historic environment**.

4.29 Policy 3 includes measures to ensure sustainable waste disposal is commonplace among residents of the Garden Village. The policy requires proposals to demonstrate that the concept of the 'circular economy' is embedded into their design, which may include the consideration of the use of advanced waste collections systems such as underground refuse systems (URS). As such, a significant positive effect in relation to SA objective 8: **waste** is expected.

Healthy Place Shaping

4.30 This section summarises the SA findings for the Core Objectives and policies included in Chapter 6 of the Pre-submission AAP relating to healthy place shaping in the Garden Village.

4.31 The sustainability findings relating to each of these policies have been grouped together in this section. **Table 4.3** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.3: Summary of sustainability effects for policies relating to healthy place shaping

SA objective	Core objectives GV5 to GV10	Policy 4: Adopting Healthy Place Shaping Principles	Policy 5: Social Integration and Inclusion	Policy 6: Providing Opportunities for Healthy Active Play, Leisure and Lifestyles	Policy 7: Green Infrastructure	Policy 8: Enabling Healthy Local Food Choices
SA1: Housing	0	+	0	0	0	0
SA2: Health and well-being	++	++	++	++	++	++
SA3: Inclusive communities	+	+	++	+	+	0
SA4: Education	0	+	+	0	0	+
SA5: Crime	++	+	++	0	0	0
SA6: Services and facilities	+	+	++	+	0	0
SA7: Land use	0	+	+	0	+	+/-
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	+	+	+	+	+	+
SA10: Climate change	+	+	+	+	+	+
SA11: Water	0	+	0	+	+	0
SA12: Flooding	+	0	0	+	+	0
SA13: Biodiversity and geodiversity	+	+	0	+	++	+
SA14: Landscape	+	+	0	+	++	0
SA15: Historic environment	+	+	0	0	+	0
SA16: Employment	0	+	+	0	0	0
SA17: Economic growth	0	+	+	0	0	+

Core Objectives GV5 to GV10

4.32 The Core Objectives included in this section of the Pre-Submission AAP promote the delivery of a healthy community at Salt Cross. Core Objective GV8 includes support for local food growing opportunities and Core Objective GV9 promotes developing local healthcare facilities. These Core Objectives are therefore expected to have significant positive effects in relation to SA objective 2: **health and well-being**. The all-encompassing nature of healthy place shaping principles promoted through Core Objective GV5 is also likely to contribute to residents' health and well-being and promote the

creation of strong community links at Salt Cross. As such, a minor positive effect is expected in relation to SA objective 3: **inclusive communities**. Core Objective GV7 also makes a contribution to this SA objective through an inclusive approach to design, layout and mix of uses at Salt Cross.

4.33 The aims of delivering new development that is well connected and accessible by active modes of transport set out through Core Objective GV6 means that a minor positive effect is also recorded in relation to SA objective 6: **services and facilities**. Core Objective GV10 seeks to directly address the promotion of a safe and crime free environment at the

Garden Village and therefore a significant positive effect is expected in relation to SA objective 5: **crime**.

4.34 Core objective GV6 has the potential to have a minor positive effect in relation to both SA objectives 9: **air quality** and SA objective 10: **climate change** as it supports safe and convenient opportunities for active travel in the Garden Village. This Core Objective also includes the objective of maintaining large areas of green space at the Garden Village and this approach may allow for the safe infiltration of surface water. This would also allow for habitat provision and connectivity as well as landscape setting and the setting of the historic environment. A minor positive effect is therefore expected in relation to SA objectives 12: **flooding**, 13: **biodiversity and geodiversity**, 14: **landscape** and 15: **historic environment**.

Policies 4 to 8

4.35 Policies 4 to 8 cover the themes of adopting healthy place shaping principles, social integration and inclusion, providing opportunities for healthy active play and leisure, enabling healthy food choices and green infrastructure.

4.36 Policy 4 sets out the principles of healthy place shaping for the AAP. Given that these principles have scope to include the promotion of a high quality of housing development at the Garden Village a minor positive effect is expected in relation to SA objective 1: **housing**.

4.37 The focus of the policies in this section of the AAP is to promote healthy lifestyles amongst residents at the Garden Village. As such the most direct effects are expected in relation to SA objective 2: **health and well-being**. A significant positive effect has been recorded in relation to this SA objective for all policies in this section. Policy 4 requires design which incorporates the principles of healthy place shaping and creates a health-promoting environment. It also requires Health Impact Assessments (HIA) to be undertaken for major developments at the Garden Village, which will help to limit the potential for adverse impacts relating to health and well-being to result as new development occurs. Policy 5 seeks to maximise opportunities for social interaction within proposals thereby limiting the potential for isolation amongst residents. Policies 6 and 7 are also expected to have a significant positive effect given that they would support the delivery of infrastructure which would provide opportunities for play and exercise at the Garden Village. Options for local, healthy food growing and consumption are to be supported through Policy 8.

4.38 The focus of Policy 5 on encouraging social integration and inclusion is likely to result in a significant positive effect in relation to SA objective 3: **inclusive communities**. Measures would include the provision of mixed used development which includes space and facilities to promote inter-generational

activities and interests. This approach is strengthened by the intended appointment of Community Development Officers to empower the community as part of an 'asset based community development approach' (ABCD). If required, this is to include the production of local strategies, which would likely help support the most suitable uses for community buildings. Providing green space (Policy 7) and space for play (Policy 6) may also encourage informal interaction among residents and a minor positive effect is therefore expected in relation to SA objective 3 for Policies 6 and 7. A minor positive effect is also expected in relation to SA objective 3: inclusive communities for Policy 4 as it includes measures relating to creation of 'lifetime neighbourhoods', which is likely to support living space which accommodates different age groups at the Garden Village.

4.39 A minor positive effect is expected for Policies 4, 5 and 8 in relation to SA objective 4: **education**. Policy 4 includes support for facilities and community networks which is likely to incorporate education provision. The approach to ensuring inclusive communities (Policy 5) may include the delivery of school infrastructure at an early stage at the Garden Village to act as an important community 'hub' for social inclusion and cohesion. The principles relating to healthy food choices set out through Policy 8 include co-location of schools with community orchards/farms which may help support increased knowledge of healthy food options among school children.

4.40 Designing development to reduce crime is included in the principles which relate to healthy place shaping. As such a minor positive effect is expected in relation to SA objective 5: **crime** for Policy 4. A significant positive effect is expected in relation to this SA objective for Policy 5, as it states that opportunities to reduce the incidence and fear of crime at the Garden Village are to be identified and addressed in consultation with key stakeholders including Thames Valley Police.

4.41 Policies 4 and 6 would have a minor positive effect in relation to SA objective 6: **services and facilities**. The principles of active design underpinning Policy 6 would enable development which allows for easy access to services and facilities, and Policy 4 includes support for facilities and community networks which is likely to ensure an appropriate level of service provision at the Garden Village. The emphasis on mixed-use development supported through Policy 5 is likely to also result in many residents being provided with a good level of access to services and facilities. Policy 5 is likely to have a significant positive effect on SA objective 6 as it also has an emphasis on the provision of social community infrastructure, which includes facilities for leisure, health, social care, worship, retail arts and culture.

4.42 Policies 7 and 8 support the maintenance of areas of the Garden Village as high quality green infrastructure and areas

for food growing including new allotments and a community farm/orchard. As such these policies will limit the amount of greenfield land take at the Garden Village thereby securing a more efficient use of land. A minor positive effect in relation to SA objective 7: **land use** is therefore expected for these policies. The minor positive effect expected for Policy 8 is likely to be combined with a minor negative effect given that the approach to promote healthy local food choices may include support for a community farm or other development which could result in some greenfield land. A minor positive effect is also expected for Policy 5, as it includes support for development which places an emphasis on mixed-use development which is likely to help achieve more efficient patterns of use. Policy 4 would also have a minor positive effect as the requirement for development to support local services and facilities includes green and blue infrastructure in the policy wording.

4.43 It is expected that achieving a more efficient pattern and mix of uses at the Garden Village will help to reduce the need to travel by private vehicles, thereby encouraging benefits relating to minimisation of air pollution and release of greenhouse gases. Furthermore, delivering infrastructure which supports residents on a day to day basis and encourages social integration will help encourage travel by more active modes. The principles of active design which underpin the approach to healthy active play and leisure are also likely to result in similar benefits. As such, a minor positive effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for Policies 4, 5 and 6.

4.44 Policies 7 and 8 would also have a minor positive effect in relation to SA objectives 9 and 10. The incorporation of green infrastructure at the Garden Village as supported through Policy 7 is likely to provide opportunities for active travel. Positive impacts in terms of reducing air pollution and carbon storage are also likely to result. The provision of new opportunities for healthy food growing through Policy 8 may have some limited positive effects in terms of air quality. However, more substantial effects are expected in terms of making the Garden Village more resilient to climate change by providing a local food source. This is particularly likely to be the case as the policy places emphasis on reducing 'food miles' through the creation of a short, sustainable food chain.

4.45 The principles which inform healthy place shaping include reference to minimising the impact of water pollution. As such a minor positive effect is expected in relation to SA objective 11: **water** for Policy 4. The delivery of multifunctional open space at the Garden Village as supported through Policy 6 is expected to limit the volume of water which enters the wastewater system as well as having direct impacts in terms of limiting any increase in local flood risk. The wider incorporation of a green infrastructure approach under Policy

6 would also help to protect local water quality. A minor positive effect is therefore expected for this policy in relation to SA objective 11: **water** and SA objective 12: **flooding**. Policy 7 is informed by the Water Standards which aim to provide green infrastructure to effectively manage water quantity as well as water quality. A minor positive effect is therefore expected for Policy 7 in relation to SA objectives 11 and 12.

4.46 Under the healthy place shaping principles required by Policy 4, new development at the Garden Village needs to include high quality green and blue spaces. In particular, there is an emphasis in the healthy place shaping principles that green infrastructure should be multi-functional to deliver ecosystem services for residents and for wildlife. Policy 4 is therefore likely to allow opportunities to provide habitat space, as well as wider habitat connectivity. A minor positive effect is recorded in relation to SA objective 13: **biodiversity and geodiversity** for this policy. Considering the positive effect these types of provisions are likely to have in terms of landscape character (particularly with consideration for the high level of development to be supported at the Garden Village) a minor positive effect is expected in relation to SA objective 14: **landscape**. Policy 6 is likely to result in similar benefits for these SA objectives given that the opportunities for healthy play it supports are likely to include parks and other open space which are likely to have ecological and landscape value.

4.47 Policy 7 requires the design and delivery of development at the Garden Village to be underpinned by a Green Infrastructure Strategy setting out an ambitious approach to green and blue infrastructure provision, maintenance and long term management. The Green Infrastructure Strategy is also required to be landscape-led and is likely to be of particular benefit in terms of protecting sites of wildlife value as well as important landscape features. Furthermore, in terms of landscape, the policy includes specific requirements that any landscaping scheme must be informed by how the existing landscape around the site provides the area's character, in terms of views, water features, hedgerows, trees and woodland. A significant positive effect is therefore expected in relation to SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape** for Policy 7. While the provision of opportunities for food growing (such as allotments and a new community farm) will allow for habitat connectivity in the area, these features are likely to be of less value in terms of landscape character. A minor positive effect is therefore expected for Policy 8 in relation to SA objective 13.

4.48 The delivery of new development at the Garden Village in line with the healthy place shaping principles is to be informed by the need to protect the historic environment. A minor positive effect is therefore expected in relation to SA objective 15: **historic environment** for Policy 4. A minor positive effect is also identified for Policy 7, because maintaining elements of

green infrastructure (many of which act as important landscape features and thereby provide the setting for local heritage assets) as new development is delivered at the Garden Village will benefit the historic environment. The supporting text to Policy 7 identifies that there are likely to be opportunities to conserve and reflect the most historic parts of the site, as development is delivered. Therefore, a minor positive effect is expected in relation to SA objective 15: **historic environment** for Policy 7.

4.49 Providing development in line with the healthy place shaping principles would encourage accessibility for residents to employment opportunities in the area particularly by more active modes. The principles are also informed by the objective of enabling economic growth to support employment in the area. A minor positive effect is therefore expected for Policy 4 in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Policy 5 would allow for the delivery of mixed-use spaces which is likely to support some employment uses and provide residents with easy access to jobs at these locations. The consideration for the provision of a home workers' meeting space set out in the supporting text of the policy has the potential to encourage businesses to use each other's services and promote them to others. As such

Table 4.4: Summary of sustainability effects for policies relating to protecting and enhancing environmental assets

SA objective	Core Objectives GV11 to GV16	Policy 9: Biodiversity Net Gain	Policy 10: Water Environment	Policy 11: Environmental Assets	Policy 12: Conserving and enhancing the historic environment of Salt Cross
SA1: Housing	0	-?	-?	-?	-?
SA2: Health and well-being	+	+	+	+	0
SA3: Inclusive communities	0	+	+	0	0
SA4: Education	0	0	0	0	+
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	0	0	0	0	0
SA7: Land use	+	+	+	++	0
SA8: Waste	0	0	+	0	0
SA9: Air quality	+	+	+	++	0
SA10: Climate change	0	+	+	0	0
SA11: Water	+	+	++	0	0
SA12: Flooding	++	+	++	0	0
SA13: Biodiversity and geodiversity	++	++	++	++	0

this element of the AAP may help to encourage local economic growth, particularly among small businesses. Policy 5 is therefore also expected to have a minor positive effect in relation to SA objectives 16 and 17. The support provided for local food growing opportunities by Policy 8 may include the incorporation a community farm at the Garden Village. This could help provide economic opportunity in the area of food production and therefore a minor positive effect is expected for this policy in relation to SA objective 17.

Protecting and Enhancing Environmental Assets

4.50 This section summarises the SA findings for the core objectives and policies included in Chapter 7 of the Pre-Submission AAP relating to protecting and enhancing environmental assets in the Garden Village.

4.51 The sustainability findings relating to each of these policies have been grouped together in this section. **Table 4.4** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

SA objective	Core Objectives GV11 to GV16	Policy 9: Biodiversity Net Gain	Policy 10: Water Environment	Policy 11: Environmental Assets	Policy 12: Conserving and enhancing the historic environment of Salt Cross
SA14: Landscape	++	+	+	+	+
SA15: Historic environment	++	+	+	+	++
SA16: Employment	0	-?	-?	-?	-?
SA17: Economic growth	0	-?	-?	-?	-?

Core Objectives GV11 to GV16

4.52 The Core Objectives included in this section of the Pre-Submission AAP seek to protect and enhance environmental assets at Salt Cross. A significant positive effect is expected in relation to SA objectives 13: **biodiversity and geodiversity**, SA: objective 14: **landscape** and SA objective 15: **landscape** due to the direct approach taken in relation to these considerations. This includes net gains in biodiversity (Core Objective GV12), appreciation of the existing natural and historic environment through design (Core Objectives GV11 and GV16) and avoiding harmful impacts on sensitive receptors (Core Objective GV13). A minor positive effect in relation to SA objective 2: **health and well-being** is also likely to result through Core Objective GV12 given the support for the network of blue and green infrastructure through this objective, which could help support higher amounts of physical activity among local residents.

4.53 Core Objective GV15 aims to prevent adverse impacts on soils in the area and therefore a minor positive effect is expected in relation to SA objective 7: **land use**. This core objective also includes air and water quality among assets that should be protected and therefore a minor positive effect is expected in relation to SA objective 9: **air quality** and SA objective 11: **water**. As Core Objective GV12 includes the provision of a comprehensive network of green and blue infrastructure as part of its objectives, which could help reduce flood risk in the Garden Village, a positive effect is likely in relation to SA objective 12: **flooding**. Flood risk is also addressed directly through Core Objective GV14, which promotes effective flood management that maximises environmental benefits. The positive effects in relation to this SA objective are therefore expected to be significant.

Policies 9 to 12

4.54 Policies 9 to 12 cover the themes of biodiversity net gain, water environment, environmental assets, and conserving and enhancing the historic environment of Salt Cross.

4.55 Prioritising biodiversity net gains at the Garden Village as well as protecting other environmental assets (including those which make up parts of the water environment) and elements of the historic environment, may make certain parts of the Garden Village unsuitable for new development. This may be as a result of constraints which are identified or viability issues which arise. A minor negative effect in relation to SA objective 1: **housing**, SA objective 16: **employment** and SA objective 17: **economic growth** is therefore recorded for all four policies in this chapter of the AAP. The effects are uncertain given that design measures are unknown at this stage and may allow for development to proceed with appropriate mitigation measures in place.

4.56 The provision of a series of connected nature reserves as a part of the green infrastructure strategy is supported through Policy 9 and Policy 10 and includes linking up with the important watercourse wildlife corridor across the northern boundary and species-rich grassland at the Medieval Village. This is likely to provide a space for leisure, recreation and physical exercise. Therefore, a minor positive effect is expected in relation to SA objective 2: **health and well-being**. Policy 11. Light and noise pollution are also addressed through Policy 11 which should contribute to protecting health and well-being for local residents.

4.57 The incorporation of biodiversity net gain and a sustainable, integrated management of water that incorporates a high quality blue and green infrastructure at the Garden Village is likely to help to create more inclusive communities by allowing green space for formal and informal gatherings and interactions. Therefore, Policies 9 and 10 are likely to have a minor positive impact in relation to SA objective 3: **inclusive communities**.

4.58 Educational benefits from heritage assets in the area are encouraged through a number of suggested ideas to promote understanding set out in relation to Policy 12. This includes the creation of an outdoor education/heritage facility at Salt Cross, a heritage trail and open days during any

archaeological investigation. As such a minor positive effect is recorded in relation to SA objective 4: **education** for Policy 12.

4.59 Allowing for incorporation of green infrastructure at new development as supported through Policies 9, 10 and 11 is likely to reduce greenfield land take in the area and as such promote more efficient land use locally. Positive effects are therefore expected in relation to SA objective 7: **land use** for these policies. Policy 11 is also expected to help minimise the impact of development on soil resources by requiring development proposals to be supported by a soil management strategy. Practices such as the incorporation of a community farm, smallholdings, community gardens, allotments and orchards may be options to secure an approach to this process of safeguarding. As such the positive effect expected in relation to SA objective 7 for Policy 11 is likely to be significant.

4.60 Grey water recycling supported through Policy 10 is likely to contribute to the concept of a circular economy in the Garden Village (required under Policy 3). As such a minor positive effect is expected in relation to SA objective 8: **waste** for this policy.

4.61 Policies 9 and 10 are expected to have minor positive effects in relation to SA objective 9: **air quality** and SA objective 10: **climate change** through the incorporation of new elements of green and blue infrastructure as well as SuDS. These types of provision are likely to support a degree of air purification and carbon sequestration through areas of vegetation that might otherwise be lost to development. Policy 11 would not directly address issues relating to climate change but part of the approach to secure the protection and enhancement of the environment would include the protection of air quality. Furthermore, this policy includes specific requirements for Salt Cross planning application to carry out an air quality assessment that will assess the impacts of the Garden Village when in operation as well as its potential cumulative impacts on the wider area in Witney AQMA and the Oxford Meadows SAC. As such, a significant positive effect is expected in relation to SA objective 9 for this policy.

4.62 The incorporation of green infrastructure at the Garden Village will have added benefits in terms of allowing for the infiltration of surface water, thereby limiting flood risk and potentially preventing substantial increases in the volume of water which is required to be treated through the wastewater system. A minor positive effect is therefore expected in relation to SA objective 11: **water** and SA objective 12: **flooding** for Policy 9. Policy 10 is directly concerned with the protection of water quality and reduction of flood risk at the Garden Village. This includes reference to the need for sustainable integrated management of water, including detailed flood risk assessment, an exemplar SuDS strategy, water efficiency and a strategy for wastewater and water

quality. Therefore, a significant positive effect is expected in relation to SA objective 11 and SA objective 12 for this policy.

4.63 Achieving 25% biodiversity net gain as set out through Policy 9 will help to ensure that all available opportunities to protect and enhance biodiversity are taken. This policy also seeks to encourage contributions to wider biodiversity networks, and opportunities for people to come into contact with wildlife. This policy is bolstered through requirements for biodiversity offsetting where it can be robustly demonstrated that 25% net gain cannot be met on-site. This would include a financial contribution to help meet the needs of nearby biodiversity assets. Therefore, a significant positive effect in relation SA objective 13: **biodiversity and geodiversity** is expected for Policy 9.

4.64 A minor positive effect is also expected for this policy in relation to SA objective 14: **landscape** considering the potential for protection and enhancement of the local landscape setting through appropriate measures to preserve and manage ecological features. Protection of the water environment and a more general protection of environmental assets is also likely to benefit ecological networks in the area surrounding the Garden Village. The protection for these natural assets which is set out through Policies 10 and 11, may also provide indirect protection for elements which contribute to the local landscape character. As such a significant positive effect is expected in relation to SA objective 13: biodiversity and a minor positive effect is expected in relation to SA objective 14: landscape for Policies 10 and 11. As Policy 12 seeks to protect the setting of heritage assets in the area as well as heritage assets themselves, an indirect positive effect is likely to result in terms of preserving local landscape character. A minor positive effect is therefore expected in relation to SA objective 14 for this policy.

4.65 The primary aim of Policy 12 is to secure the conservation and enhancement of historic assets. A Conservation Management Plan should support new development proposals to demonstrate how a positive contribution can be made to local character with consideration for the significance of relevant heritage assets. A significant positive effect in relation to SA objective 15: **historic environment** is therefore expected for Policy 12. Minor positive effects are expected in relation to this SA objective for Policies 9, 10 and 11. This effect is recorded considering the protection that each policy provides for elements of the natural environment and the contribution these features may make to the setting of heritage assets in the area.

Movement and connectivity

4.66 This section summarises the SA findings for the Core Objectives and policies included in Chapter 8 of the Pre-

Submission AAP relating to movement and connectivity in the Garden Village.

below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table

4.67 The sustainability findings relating to each of these policies have been grouped together in this section. **Table 4.5**

Table 4.5: Summary of sustainability effects for policies relating to movement and connectivity

SA objective	Core Objectives GV17 to GV22	Policy 13: Movement and Connectivity Key Design Principles	Policy 14: Active and Healthy Travel	Policy 15: – Public Transport	Policy 16: Reducing the Overall Need to Travel including by Car	Policy 17: Road Connectivity and Access
SA1: Housing	0	0	0	0	0	0
SA2: Health and well-being	+	++	++	+	++	0
SA3: Inclusive communities	0	++	++	++	+	0
SA4: Education	+	0	+	0	+	0
SA5: Crime	0	+	+	0	0	0
SA6: Services and facilities	++	+	++	+	++	+
SA7: Land use	-	0	0	-?	+	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	+/-	++	++	++	++	+/-?
SA10: Climate change	+/-	++	++	++	++	+/-?
SA11: Water	0	0	0	0	0	0
SA12: Flooding	-	0	0	-	0	0
SA13: Biodiversity and geodiversity	-	0	0	0	0	0
SA14: Landscape	-	0	0	-?	0	0
SA15: Historic environment	-	0	0	-?	0	0
SA16: Employment	+	0	0	+	+	+?
SA17: Economic growth	+	0	0	+	+	+?

Core Objectives GV17 to GV22

4.68 The Core Objectives included in this section of the Pre-Submission AAP are designed to reduce the overall need to travel and promote a 'modal shift' in transport choices towards sustainable options. Given that networks which allow active travel are supported through Core Objective GV18, a minor positive effect is expected in relation to SA objective 2: **health and well-being**. The most effective use of existing transport infrastructure, which is promoted through Core Objective GV21, may result in increased levels of vehicle traffic in the area. As such a minor negative effect is expected in relation to SA objectives 9: **air quality** and SA objective 10: **climate change**. This is mixed with a minor positive effect in relation to SA objectives 9 and 10 due to the promotion of active and public transport infrastructure (most notably through Core Objectives GV18, GV19 and GV20), increased home working (Core Objective GV22) and a reduced need to travel through a mix of uses to meet every day needs at Salt Cross (as set out through Core Objective GV17).

4.69 As Core Objective GV18 supports the provision of transport improvements which would support access to employment opportunities a minor positive effect is expected in relation to SA objective 16: **employment**. It is acknowledged that such transport improvements are likely to be necessary if the economy in the area is to grow further and therefore a minor positive effect is also expected in relation to SA objective 17: **economic growth**. Significant positive effects are expected for Core Objectives GV17 and GV20 in relation to SA objective 6: **services and facilities** through the delivery of a mix of uses at Salt Cross and transport connections to the wider area to access other important services and facilities. This is likely to include schools and therefore a minor positive effect is expected for Core Objectives GV17 and GV20 in relation to SA objective 4: **education**.

4.70 The delivery of new roads and the park and ride facility as part of the Sustainable Transport Hub at the Garden Village, will result in greenfield land take. As such, a minor negative effect is expected for Core Objective GV19 in relation to SA objective 7: **land use**. Minor negative effects are also recorded for this objective in relation to SA objective 12: **flooding**, SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment** due to the potential impacts that greenfield land take can have on sensitive environmental receptors and flood risk due to an increase in impermeable surfaces.

Policies 13 to 17

4.71 The following themes are covered by Policies 13 to 17: key design principles; active and healthy travel; public transport, reducing the overall need to travel including by car; and road connectivity and access.

4.72 It is expected that all the policies in this chapter are likely to result in positive effects in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. All policies seek to limit the need to travel by private vehicle at Salt Cross as well as contribute to reduced congestion in the area.

4.73 Policy 13 sets out principles for prioritising people over vehicles at the Garden Village. This includes direct reference to contributing to minimising carbon and particulate emissions. Policy 14 specifically addresses the requirement for active travel provisions to support the new development. Support for the incorporation of public transport improvements is provided through Policy 15. This support includes the requirement for financial contribution from developers towards the North Cotswold Line Transformation to support the development of Hanborough as a transport hub. Policy 16 addresses the requirement for incorporation of technologies which support more limited uptake of modes of transport that could lead to adverse impacts on air quality and climate change such as high speed broadband and electric vehicle charging points. This policy also sets car parking standards and requires an appropriate mix and phasing of uses at Salt Cross which is likely to encourage behavioural changes among residents in relation to their need to travel regularly. The positive effects recorded for Policies 13, 14, 15 and 16 in relation to these two SA objectives are expected to be significant as they are likely to significantly reduce the quantity and length of private car trips in the Garden Village, and reduce the potential for new development to contribute to increases in greenhouse gas emissions and air pollution.

4.74 While Policy 17 supports improvements to the road network surrounding the Garden Village site which would help to alleviate congestion and air pollution associated with the A40, there is potential for a higher number of vehicles being accommodated along this route as result. It is noted that improved traffic flows in the area may make journeys by bus more appealing and that the phasing of development is to be in line with the completion of the A40 bus lanes. However, a mixed minor positive and minor negative effect is expected in relation to SA objective 9 and SA objective 10 for Policy 17.

4.75 Achieving modal shift at the new Garden Village is likely to encourage active travel which will benefit public health in the area. As such, positive effects are expected for all the policies in this chapter in relation to SA objective 2: **health and well-being**, apart from Policy 17. The positive effects

expected for Policies 13, 14 and 16 are expected to be significant as these elements of the AAP are considered most likely to help encourage uptake of more active modes of transport. Measures supported through these policies include the incorporation of car free zones, coherent pedestrian and cycle networks (including routes along the A40) and encouraging a mix of development which reduces the distance required to travel to essential services and facilities. While Policy 15 is focused on securing a high uptake of public transport services it also includes support for pedestrian and cycle connectivity at the new Park and Ride site in particular. A minor positive effect is therefore expected in relation to SA objective 2 for this policy.

4.76 Significant positive effects are also expected in relation to SA objective 3: **inclusive communities** for Policies 13, 14 and 15. Through Policy 13, the AAP supports a high quality design to help improve the social well-being of residents. The settlement is to incorporate a highly legible approach to its design and layout for all members of the community. Policy 14 supports active transport routes which would be suitable for all members of society, contributing to social inclusion in the area. Similar benefits are promoted through Policy 15 specifically in relation to the accessibility of bus stops for older people and those with disabilities. Policy 16 would have a minor positive effect in the long term as it may help to identify opportunities for open space provision through conversion of land used for car parking, thereby providing people with space for social interactions.

4.77 Supporting a high quality of design and legibility at the new Garden Village is likely to promote local road safety. The approach of encouraging safe and secure streets in Salt Cross is promoted through the key design principles set out in Policy 13. Policy 14 sets out a similar approach specifically in relation to achieving safe and attractive walking and cycling roads and therefore minor positive effects are expected for both policies in relation to SA objective 5: **crime**.

4.78 It is expected that ensuring that Salt Cross is supported by appropriate transport infrastructure will benefit the accessibility of services and facilities in the area. Positive effects are therefore likely in relation to all policies in this chapter for SA objective 6: **services and facilities**. For Policy 14 and 16 the positive effects are likely to be significant. Policy 14 requires that active transport routes in the Garden Village provide access to services and facilities while Policy 16 supports the provision of 'clusters' of complementary mixed-use development which is likely to help reduce journey times.

4.79 These two policies also support access to education facilities in the area. Policy 16 specifically requires that developments include appropriate car parking measures such as kerbside management and provision of drop-off zones.

Minor positive effects are therefore expected for both Policy 14 and Policy 16 in relation to SA objective 4: **education**.

4.80 Meeting a variety of community needs within clusters of mixed-use development, as promoted in Policy 16, is also likely to help achieve a more efficient pattern of land use within at Salt Cross. A minor positive effect is therefore expected for this policy in relation to SA objective 7: **land use**. Whilst the provision of a park and ride facility (which could eventually accommodate up to 1,000 cars) to the west of Cuckoo Lane is likely to promote more sustainable travel among residents in the Garden Village, it will also require a significant land take. This will include the loss of Grade 3 agricultural land to development. As such a minor negative effect is expected in relation to SA objective 7 for Policy 15. The effects are uncertain as it is not known whether the land in question is Grade 3a or lower quality Grade 3b agricultural land.

4.81 As the site is greenfield and rural in character, there is also potential for the delivery of the park and ride facility to disrupt the existing landscape character of the area. This development may also impact upon the setting of a number of historic environment designations in the region. As such, a minor negative effect is also expected in relation to SA objective 14: **landscape** and SA objective 15: **historic environment**. The effect is uncertain as the potential for adverse impacts will depend in part on the specific design and layout of the development and how it is implemented which is unknown at this stage. A minor negative effect is also expected in relation to SA objective 12: **flooding**, considering the large area of greenfield land which will be developed, and could contribute to an overall increase in the area of impermeable surfaces. Whilst the incorporation of SuDS and green infrastructure may help to mitigate effects relating to increased surface water run-off, the requirement for such provisions are addressed through other policies of the AAP.

4.82 Policies 15, 16 and 17 are all expected to result in a minor positive effect in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Policy 15 supports public transport improvements which will allow for access to employment opportunities and education facilities within the new settlement as well as further afield including at Carterton, Witney, Oxford and the Eastern Arc. The improvements supported through this policy and Policy 17 are seen as important to supporting the upskilling of residents in the area. Helping to alleviate the congestion along the A40 is also important to ensure that the new science park to be delivered at Salt Cross is attractive to potential new investors. The approach to clustering complementary uses together, set out through Policy 16, is expected to contribute to self-sufficiency and reduced congestion at the new settlement and the surrounding road network. It will also help to provide residents with easy access to employment opportunities.

Furthermore, this policy supports the delivery of high-quality broadband from the early stages of a development which will be important for home working and many of the new businesses which operate within the settlement.

Enterprise, innovation and productivity

4.83 This section summarises the SA findings for the Core Objectives and policies included in Chapter 9 of the AAP relating to enterprise, innovation and productivity.

4.84 The sustainability findings relating to each of these policies have been grouped together in this section. **Table 4.6** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.6: Summary of sustainability effects for policies relating to enterprise, innovation and productivity

SA objective	Core Objectives GV23 to GV27	Policy 18: Salt Cross Science and Technology Park	Policy 19: Small-scale commercial opportunities and flexible business space	Policy 20: Homeworking	Policy 21: Employment skills and training
SA1: Housing	0	0	0	0	0
SA2: Health and well-being	0	+	+	+	0
SA3: Inclusive communities	0	+	++	+	+
SA4: Education	+	++	+	0	++
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	+	+	++	0	0
SA7: Land use	--	--	--	0	0
SA8: Waste		0	0	0	0
SA9: Air quality	+/-	+/-?	+	+	0
SA10: Climate change	+/-	+/-?	+	+	0
SA11: Water	0	0	0	0	0
SA12: Flooding	-	-	-	0	0
SA13: Biodiversity and geodiversity	-	--/+?	-	0	0
SA14: Landscape	-	--/+?	-?	0	0
SA15: Historic environment	-	--?	-?	0	0
SA16: Employment	++	++	++	+	++
SA17: Economic growth	++	++	++	+	++

Core Objectives GV23 to GV27

4.85 The Core Objectives included in this section of the Pre-Submission AAP seek to create new job opportunities and opportunities for skills development. Core Objective GV24

directly supports the delivery of a balanced range of employment and business opportunities and the area's economic potential. This is likely to be supported by Core Objectives GV25 and GV27 which seek to contribute to the diversification of the local economy and support 'work

readiness'. As such a significant positive effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. A minor positive effect is recorded for Core Objective GV23 in relation to SA objective 4: **education** due to the proposed delivery of the science and technology park. However, the proposed site is 40ha and therefore a significant negative effect is recorded in relation to SA objective 7: **land use** due to the greenfield land take. Minor negative effects are therefore also recorded for Core Objective GV23 in relation to SA objective 12: **flooding**, SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment** due to the potential impacts that greenfield land take can have on sensitive environmental receptors and flood risk due to an increase in impermeable surfaces.

4.86 The delivery of new employment land at the Garden Village is likely to result in increased levels of vehicle traffic in the area. As such a minor negative effect is expected in relation to SA objectives 9: **air quality** and 10: **climate change** for Core Objective GV23. However, Core Objective GV26 includes a commitment to promoting home working and therefore a minor positive effect is also expected in relation to these SA objectives due to the potential for reduced commuting.

Policies 18 to 21

4.87 The following themes are covered through Policies 18 to 21: the approach for the Salt Cross Science and Technology Park; small-scale commercial opportunities and flexible business space at the Garden Village; homeworking; and employment skills and training.

4.88 All four policies are expected to have positive effects in relation to SA objective 16: **employment** and SA objective 17: **economic growth** given their focus on encouraging enterprise, innovation and productivity at Salt Cross. Policy 18 is likely to have a significant positive effect as it safeguards 40ha of land for a 'campus style' science park which is likely to provide a focal point for the economic and employment aspirations of the Garden Village. The proposed location for the science park will benefit from good access to Oxford and the wider area, including the A40 and Hanborough Station which provides a direct service to Oxford and London Paddington. Significant positive effects are also expected for Policies 19 and 21 in relation to SA objectives 16 and 17. The delivery of small-scale commercial and flexible business space within the Garden Village at a variety of suitable and accessible locations has the potential to further increase employment opportunities for residents of the Garden Village. It should also help to provide suitable space for growing businesses. Policy 20 would have minor positive effects as it facilitates home working through delivery of fast broadband and flexible work spaces which would benefit productivity. This

approach is of particular relevance to the area considering the number of residents that commute out to work in Oxford and other surrounding areas. Furthermore, the policy includes scope for including other technologies in future development in Salt Cross that will further enable 'smart living', which may create further employment opportunities.

4.89 Community Employment Plans (CEP) are to be submitted to support planning applications as set out in Policy 21. This requirement is likely to ensure that new business space created within the site benefits local people, through schemes such as apprenticeships, traineeships and local procurement agreements. There is strong potential for synergy between this approach and the provision of the new science park, as there is potential to establish links to educational facilities to develop 'work readiness' among the local population, in sectors including those related to science and R&D. As such, significant positive effects are expected in relation to SA objective 4: **education** for Policies 18 and 21. As Policy 19 supports links between business space at small scale hubs in the Garden Village and educational facilities, it is likely to increase the general accessibility of these facilities. Therefore, a minor positive effect is also expected for Policy 19 in relation to SA objective 4.

4.90 Policies 18 to 20 are likely to have minor positive effects in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. Providing a level of employment growth within the Garden Village is expected to contribute to self-containment at this location. Furthermore, upgrades to the A40 and high quality public transport improvements are to be delivered to support its development. The development is also to be phased to extend beyond the lifetime of the current Local Plan which is likely to help further mitigate impacts relating to congestion. However, the scale of the project indicates that in the long term the park will attract a high number of commuters and visitors, which may result in increased pressure on roads in the area. As such, minor negative effects are also expected for Policy 18 in relation to these SA objectives as there is potential for increased levels of congestion. Increased levels of air pollution and greenhouse gas emissions may also occur. The effects are uncertain as it is difficult to predict the potential commuting and visiting patterns in relation to the new employment land at this stage. Policy 20 may help to mitigate this problem by providing employment opportunities outside of the traditional workspace and reducing the need to travel.

4.91 The potential for the Garden Village to achieve a degree of self-sufficiency as supported by Policy 19 is likely to result in significant positive effects in relation to SA objective 3: **inclusive communities** and 6: **services and facilities**. The Garden Village will help to create a vibrant, diverse and well-balanced community by providing access to local hubs/centres and enabling interaction between local people. The local hubs/centres will provide access to a range of essential

services and facilities. Minor positive effects are expected for the other Policies (18, 20 and 21) in relation to SA objective 3. The provision of new high quality business space, in conjunction with an approach which will help to develop the skills of local people and flexible working possibilities is likely to contribute to creating a community that can adapt to the needs of a range of different residents.

4.92 The new science park at Salt Cross will incorporate complementary uses including those which could support recreation at the site and will connect to the sustainable transport network which could help encourage the uptake of physical activity among employees. It is expected that the provision of highly connected local hubs/centres could further help to increase the number of residents making use of active modes of transport. The potential for increased home working could offer residents greater flexibility in terms of achieving a more favourable life/work balance. Minor positive effects are therefore expected for Policies 18, 19 and 20 in relation to SA objective 2: **health and well-being**.

4.93 Whilst there are many potential benefits related to Policies 18 and 19, the development proposed is likely to result in substantial greenfield land take to the north of the A40. A proportion of this land is Grade 2 agricultural land and there are significant areas of Grade 3 agricultural land surrounding this. A loss of high-quality agricultural land is therefore likely to result if large-scale employment development is to proceed. A significant negative effect is expected for Policies 18 and 19 in relation to SA objective 7: **land use**.

4.94 In addition to the potential loss of agricultural land, there is potential for the proposed employment supported through Policies 18 and 19 to have adverse impacts on other sensitive environmental receptors. The land to the north of the A40 is currently greenfield with sparsely distributed agricultural buildings. Parts of this land have been identified as having 'medium-high' landscape sensitivity. The delivery of the proposed employment developments would result in urbanisation of the environment with the potential to disrupt the existing landscape character. A negative effect in relation to SA objective 14: **landscape** is therefore expected for both policies. Considering the large amount of land take for the science park under Policy 18 the negative effect is recorded as significant. A minor positive effect is also recorded in combination for Policy 18 considering that the science park is to be delivered through a landscape-led approach which is likely to help mitigate the adverse impact.

4.95 Additionally, there are heritage assets within the Garden Village site or in close proximity to its boundaries. This includes Eynsham Hall a Registered Park and Garden and the listed buildings at City Farmhouse. New development has the potential to adversely affect the setting of these designated

assets. Therefore, a negative effect is also expected for these Policies 18 and 19 in relation to SA objective 15: **historic environment**. The negative effect recorded for Policy 18 is significant considering the substantial area of land involved. In both cases, the effects relating to landscape and the historic environment are uncertain. Any impact relating to landscape character or setting will depend in part on the final design of new development which is unknown at this stage.

4.96 There is also potential for proposed developments to result in adverse effects on biodiversity in the area due to loss, fragmentation and disturbance of habitats. The Garden Village site is located in close proximity to the City Farm and South Freeland Meadows Local Wildlife Sites, which could be affected. As such, a negative effect is expected for Policy 18 and 19 in relation to SA objective 13: **biodiversity and geodiversity**. The effect is significant for Policy 18 due to the large amount of greenfield land required. The science park is proposed to be delivered through a landscape-led approach allowing nature to exist beside the employment uses. It is to incorporate new multi-functional green corridors meaning that some benefit to local habitat connectivity may be supported. Therefore, the significant negative effect for Policy 18 is combined with a minor positive effect.

4.97 The land take associated with the proposed employment developments will result in an overall increase in the level of impermeable surfaces at the site, resulting in minor negative effects in relation to SA objective 12: **flooding**. While the incorporation of SuDS and green infrastructure may help to mitigate these types of effects, the requirement for these is addressed through other policies of the AAP.

Meeting current and future housing needs

4.98 This section summarises the SA findings for the Core Objectives and policies in Chapter 10 of the Pre-Submission AAP relating to meeting current and future housing need at the Garden Village.

4.99 The sustainability findings relating to each of these policies have been grouped together in this section. **Table 4.7** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table

Table 4.7: Summary of sustainability effects for policies relating to meeting current and future housing needs

SA objective	Core Objectives GV28 to GV31	Policy 22: Housing Delivery	Policy 23 Housing Mix	Policy 24: Build to Rent	Policy 25: Custom and Self-Build Housing	Policy 26: Specialist Housing Needs
SA1: Housing	++	++	++	++	++	++
SA2: Health and well-being	+	+	0	0	0	+
SA3: Inclusive communities	+	+	++	++	++	++
SA4: Education	0	+	0	0	0	+
SA5: Crime	0	0	0	0	0	0
SA6: Services and facilities	0	+	0	0	0	+
SA7: Land use	--	--	0	0	0	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	-	+/-	0	+	0	+
SA10: Climate change	-	+/-	0	+	+	+
SA11: Water	0	-	0	0	0	0
SA12: Flooding	-	-	0	0	0	0
SA13: Biodiversity and geodiversity	-	--	0	0	0	0
SA14: Landscape	-	--?	0	0	+?	0
SA15: Historic environment	-	--?	0	0	+?	0
SA16: Employment	+	+	0	0	+	0
SA17: Economic growth	+	+	0	0	+	+

Core Objectives GV28 to GV31

4.100 The Core Objectives included in this section of the Pre-Submission AAP seek to address future and current housing needs and associated infrastructure. Therefore, they are likely to have the most direct effects in relation to SA objective 1: **housing**. The positive effect for Core Objectives GV28 and GV29 is likely to be significant due to the proposed delivery of 2,200 new home whilst providing a diverse mix of dwelling types, sizes and tenures. Minor positive effects are recorded for GV29 in relation to SA objective 2: **health and well-being** and SA objective 3: **inclusive communities** as the mix of dwelling types is likely to meet a variety of housing needs and therefore contributing to fostering a healthy community. It is likely that supporting the long-term maintenance and management of the housing stock through Core Objective

GV31 could help to foster creation of a sense of place at the Garden Village.

4.101 The delivery of new housing at the Garden Village as well as new infrastructure as supported through Core Objectives GV29 and GV30 is likely to result in increased levels of vehicle traffic in the area. As such a minor negative effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The proposed housing delivery through Core Objective GV28 is likely to result in a significant negative effect in relation to SA objective 7: **land use** due to the large greenfield land take. Minor negative effects are therefore also recorded in relation to SA objective 12: **flooding**, SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment** due to the potential impacts that greenfield land take can have on sensitive environmental

receptors and flood risk due to an increase in impermeable surfaces.

4.102 The delivery of a variety of new homes, as supported through Core Objectives GV28 and GV29, is likely to provide employment opportunities for local people and may allow for economic growth in areas which are linked to local supply chains in the construction industry. As such a minor positive effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth**.

Policies 22 to 26

4.103 The following themes are covered through Policies 22 to 26: housing delivery, housing mix, build to rent, self/custom built housing and meeting specialist housing needs.

4.104 It is expected that the majority of the policies in this chapter would have mostly negligible and some positive effects in relation to the SA objectives. Only Policy 22 sets out the specific amount of housing to be delivered at Salt Cross. Policies 23 to 26 make provision for different types of housing (including affordable, custom and accessible homes), therefore the potential impacts of land take and on sensitive environmental receptors in relation to the new housing to be delivered are only identified for Policy 22.

4.105 The delivery of around 2,200 homes at the Garden Village site would help provide for the identified housing need in West Oxfordshire as well as in Oxford. Policy 22 requires this housing to be of an exemplary standard in terms of design, which is expected to help ensure a decent housing stock at the Garden Village. The text of the AAP suggests that lead in the time needed to adopt the AAP and resolve planning application processes for the site mean that the housing trajectory for the Garden Village set out in the Local Plan will not be met. The build out of the site would occur up to 2034/35 which is beyond the current end date of the Local Plan, however, shortfall against the overall plan requirement is likely to be met by 'windfall' housing deliveries. Nevertheless, a significant positive effect is expected in the medium to long term for Policy 22 in relation to SA objective 1: **housing**.

4.106 Policies 23, 24, 25 and 26 will ensure that an appropriate mix of housing to meet local requirements is provided at the Garden Village. This will help to respond to the needs of people in the surrounding areas in terms of house size, affordability and tenure and therefore these four policies will also have a significant positive effect in relation to SA objective 1. The housing requirements of those wishing to rent or build their own property, older people and people with disabilities are also addressed through these policies. It is accepted that providing affordable homes and homes to meet the needs of specific groups at the Garden Village may mean lower profitability than at some other volume housebuilder schemes. However, this section of the AAP sets out that

affordable housing provision and provision of custom and self build housing is to be subject to viability assessment. It is not expected that these requirements will act to significantly reduce the rate of housing delivery at the site. Policy 22 furthermore sets out that residential development at the site should demonstrate a commitment to achieve the acceleration of housing delivery.

4.107 Policy 22 would place new housing development close to existing healthcare, education and other community facilities in the village of Eynsham. Minor positive effects are therefore expected in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities**, SA objective 4: **education** and SA objective 6: **services and facilities**. While the provision of a large amount of housing development at this location may place pressures on existing services and facilities at Eynsham, the policy also requires that supporting social and community infrastructure is provided in a timely manner meaning adverse impacts relating to the capacity of these facilities are unlikely to result. Evidence from the Eynsham Area Infrastructure Delivery Plan should be drawn upon to ensure appropriate phasing of development and infrastructure.

4.108 A positive effect is also expected in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities**, SA objective 4: **education** and SA objective 6: **services and facilities** for Policy 26. Meeting the requirements of different groups of the area, most notably older people and people with disabilities by providing adaptable and accessible homes is likely to directly address the inclusivity of the local community and therefore the positive effect expected in relation to SA objective 3 is likely to be significant. While the policy is not directly supportive of delivering new services and facilities, it encourages the delivery of homes to meet the needs of key workers including for those working in the area of education and it also requires that specialist homes for older people should be located in areas which are accessible to services and facilities. Meeting the specific needs of older people and people with disabilities is furthermore likely to benefit well-being at the Garden Village. This is particularly likely to be the case considering the projected growth of the number of people 85 years of age or older in Oxfordshire by 55% up to 2031.

4.109 By meeting the needs of specific sections of the community through the provision of an appropriate mix of housing, as well as the growing need for houses in the rental market, Policies 23 and 24 are expected to have a significant positive effect in relation to SA objective 3: **inclusive communities**. Providing custom built homes (as supported through Policy 24) will also help to meet the needs of a wider range of residents. Policy 24 also supports community-led housing and requires that this type of development contributes to the overall affordable housing provision to be met at the

Garden Village. Therefore, Policy 24 is also expected to be contribute to a mix of housing which is built specifically to respond to local needs and is affordable. A significant positive effect is expected for this policy in relation to SA objective 3.

4.110 The delivery of around 2,200 homes at the Garden Village as set out through Policy 22 would result in the development of a significant area of greenfield land. This includes areas of Grade 2 agricultural land directly to the north of the A40 as well as surrounding areas of Grade 3 agricultural land. As such a significant negative effect in relation to SA objective 7: **land use** is expected for this policy.

4.111 The delivery of a high level of new housing is likely to increase the level of traffic in the area, both during construction and when the development is finished. As such, a minor negative effect is expected for Policy 22 in relation to SA objective 9: **air quality** and SA objective 10: **climate change** due to the air pollution and carbon emissions associated with vehicles. However, it is noted that there are a number of bus stops along the southern edge of the development boundary on the A40, which will encourage trips to be made by sustainable transport, in addition to the proposed Park & Ride and bus lanes. Furthermore, as Policy 22 requires that housing delivery is phased in line with supporting infrastructure, this approach may help develop a degree of self-containment from the outset, with residents having a reduced need to travel longer distances. The negative effects expected for these SA objectives are therefore likely to be combined with a minor positive effect for Policy 22.

4.112 Policies 24 and 26 place an emphasis on delivering build to rent homes and homes for older people and people with disabilities and other specific needs at accessible locations with strong public transport accessibility. A minor positive effect has therefore been recorded in relation to SA objective 9 and SA objective 10 for both policies. It is expected that these policies could help to reduce reliance on private vehicles at the Garden Village. Policy 25 seeks to promote high quality, innovative and sustainable designs at new homes of this type through the requirement for design codes. This requirement could help to promote the incorporation of sustainable materials and energy saving measures. A minor positive effect is therefore expected in relation to SA objective 10: **climate change** for this policy.

4.113 Negative effects are expected in relation to SA objective 11: **water**, SA objective 12: **flooding** and SA objective 13: **biodiversity and geodiversity** for Policy 22 considering the high number of homes to be delivered. The high level of greenfield land take required is not only expected to increase the area of impermeable surfaces at the site but is also likely to result in habitat loss, fragmentation and disturbance. The increase in impermeable surfaces in the area is likely to have

adverse impacts in terms of flood risk and any increase in surface water runoff could lead to pollutants being carried into local waterbodies. There may also be capacity implications for wastewater infrastructure in the area. The Garden Village is close to the City Farm and South Freeland Meadows Local Wildlife Sites and the proximity of these areas may result in specific adverse effects. Therefore, while the negative effects expected in relation to SA objective 11: water and SA objective 12: flooding are likely to be minor, the negative effect expected in relation to SA objective 13: **biodiversity and geodiversity** is likely to be significant. The incorporation of SuDS and green infrastructure may help to mitigate these types of effects and the requirement for these types of provisions are addressed through other policies in the AAP.

4.114 Delivering new housing at Salt Cross could also have adverse impacts in terms of landscape character and the setting of nearby heritage assets. Large parts of the site have been identified as being of 'medium-high' landscape sensitivity, while heritage assets such as the Eynsham Hall Registered Park and Garden and the listed buildings at City Farmhouse are within or in close proximity to the site boundaries. Development is likely to result in changes to the existing mostly open and rural character of the site and the significance of the setting of the nearby heritage assets. Therefore, significant negative effects are expected in relation to SA objective 14: **landscape** and SA objective 15: **historic environment** for the Policy 22. Policy 25 requires that self/custom build housing are arranged in clusters so that they align with the design aspirations and constraints set out by in the design code for the Garden Village. This approach is likely to help preserve and potentially enhance the established landscape character and historic environment where the new development of this type is to be provided. Minor positive effects are therefore expected in relation to SA objectives 14 and 15 for Policy 25. The exact design of new development is currently unknown. The specific design of any development which comes forward at the Garden Village site will have a substantial influence on the effects relating to landscape character and the setting of heritage assets. All positive and negative effects recorded in relation to these SA objectives are therefore uncertain.

4.115 It is expected that delivering a high level of housing in the plan area would support the provision of new employment opportunities in the construction industry. It is also likely to support economic growth in sectors which feed into the supply line for this industry. A minor positive effect is therefore expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth** for Policy 22 which sets the overall level of housing development for Salt Cross. Policy 25 is likely to present opportunities for smaller builders and contractors in particular, where custom and self-build homes are provided at the Garden Village site. This element of

development is also expected to help create local jobs and therefore a minor positive effect is expected for this policy in relation to SA objective 16 and SA objective 17. Policy 26 supports education and employment-linked housing. Housing of this type could be provided to meet the needs of essential local workers and junior skilled staff required by high-tech businesses, health and education institutions as well as university staff and post-graduate students. The policy could therefore encourage the development of a suitably skilled local workforce which in turn may contribute to the image of the Garden Village as an attractive area for by economic investment. A minor positive effect is therefore expected in relation to SA objective 17 for Policy 26.

Building a strong vibrant and sustainable community

4.116 This section summarises the SA findings for the policies in Chapter 11 of the Pre-Submission AAP relating to ensuring that development leads to the creation of a strong, vibrant and sustainable community.

4.117 This section includes the illustrative spatial framework (Policy 28) for the Garden Village. The previous version of the AAP (the Preferred Options document) included three spatial framework options that were developed through a 3-day stakeholder design workshop held in May 2019. These three options are presented in the Pre-Submission AAP for background context.

4.118 The three spatial framework options have been appraised individually as part of the options appraisal work set out in **Appendix D** of this SA Report (see **Table D.26** and subsequent summary of SA findings). These options have been refined in light of stakeholder feedback and further evidence and analysis undertaken by both the Council and the site promoter to prepare the final spatial framework option included in the Pre-Submission AAP (Policy 28), which is appraised below.

4.119 The sustainability findings relating to each of these policies have been grouped together in this section. **Table 4.8** below provides a summary of the expected sustainability effects. A description of the potential effects is provided below the table.

Table 4.8: Summary of sustainability effects for policies for building a strong, vibrant and sustainable community

SA objective	Core Objectives GV32 to GV37	Policy 27: Key Development Principles	Policy 28: Land Uses and Layout – The Spatial Framework	Policy 29: Design Requirements	Policy 30: Provision of Supporting Infrastructure	Policy 31: Long-term maintenance and stewardship
SA1: Housing	+	++/-?	++	++/-?	0	+/-?
SA2: Health and well-being	+	++	++	+	+	+
SA3: Inclusive communities	+	++	++	++	++	++
SA4: Education	0	+	++/-?	+	++	0
SA5: Crime	0	+	0	0	0	+
SA6: Services and facilities	+	+	++	+	+	0
SA7: Land use	0	+	--	+	-	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	0	+	--/+	+	+/-	0
SA10: Climate change	0	++	--/+	+	+/-	0
SA11: Water	0	+	+/-	+	+/-	0
SA12: Flooding	0	+	++/-	+	+/-	0

SA objective	Core Objectives GV32 to GV37	Policy 27: Key Development Principles	Policy 28: Land Uses and Layout – The Spatial Framework	Policy 29: Design Requirements	Policy 30: Provision of Supporting Infrastructure	Policy 31: Long-term maintenance and stewardship
SA13: Biodiversity and geodiversity	+	+	++/--	+	+/-	+
SA14: Landscape	+	++	+/--?	++	-?	+
SA15: Historic environment	+	++	--?	++	-?	+
SA16: Employment	0	+	++	+	+	0
SA17: Economic growth	0	+/-?	++	+/-?	+	0

Core Objectives GV32 to GV37

4.120 The Core Objectives included in this section of the Pre-Submission AAP address the intention to build a strong, vibrant and sustainable community, most notably through Core Objective GV34. This Core Objective outlines how this can be achieved through design principles that respect and enhance the area’s distinct character, while creating a unique identity for the Garden Village. A minor positive impact is therefore expected in relation to SA objective 1: **housing** as well as for SA objective 14: **landscape**, and SA objective 15: **historic environment**.

4.121 The delivery of strong, vibrant and healthy communities is supported through the approach of Core Objectives GV32 and GV33. Core Objectives GV35 and GV36, furthermore, are supportive of the provision of an appropriate level of services and facilities to meet local needs as well as the delivery of investment in supporting infrastructure in a timely manner. Given that service provision is expected to include new healthcare minor positive effects are expected in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**.

4.122 Core Objective GV37 sets out the aim of securing long-term maintenance and stewardship arrangements for the Garden Village. This is likely to help ensure that green spaces and other elements of the natural and built environment are appropriately maintained in the long term to the benefit of local wildlife as well as local landscape character and the historic environment. It is expected that this Core Objective will provide wider benefits in relation to supporting healthy lifestyle choices and community integration at Salt Cross. The potential for improvements in terms of habitat connectivity means that a minor positive effect is expected in relation to SA objective 13: **biodiversity and geodiversity**.

Policies 27 to 31

4.123 Policies 27 to 31 include the key development principles for the Garden Village and land uses and layout to be achieved as set out in the illustrative spatial framework. They also detail the design requirements for new proposals, supporting infrastructure requirements and measures for long-term maintenance and stewardship.

4.124 Delivering new housing at the Garden Village will contribute to housing need within West Oxfordshire as well as the wider area including Oxford. Policy 28 supports the delivery of about 2,200 new homes at Salt Cross and therefore a significant positive effect is expected in relation to SA objective 1: **housing**. This policy allows for the delivery of this high number of new homes, to be accommodated within the illustrative spatial framework for the new Garden Village. While Policy 27 and Policy 29 would not directly support the provision of a specific amount of new homes in the area they should ensure a high quality of housing (in line with a Design Code) is delivered at the Garden Village through the requirement of high quality design and the incorporation of the garden village principles. A significant positive effect is therefore also expected in relation to SA objective 1 for Policies 27 and 29. Considering that Policies 27 and 29 places requirements on developers which may prove to be onerous in certain circumstances and could impact on housing delivery rates, an uncertain minor negative effect is recorded in combination. Policy 31 should see housing quality being maintained in the long term in an appropriate manner through the requirement for a Community Management and Maintenance Plan, therefore a minor positive effect is expected. However, Policy 31 is also expected to place further requirements on housing developers meaning an uncertain minor negative effect is also expected in combination.

4.125 Providing new infrastructure, including community services and facilities as well as green space in manner which will be accessible to a high number of residents will be of

particular benefit in terms of health and well-being at Salt Cross. Policy 28 sets out the illustrative spatial framework for Salt Cross which allows for extensive areas of green space with strong connections into the adjoining countryside. As part of the proposed village centre/neighbourhood centres, land is to be reserved for general medical use to enable the future expansion/re-location of primary health care facilities which will benefit residents at the new Garden Village as well as existing residents at Eynsham. The location of the new homes set out through this policy are also in close proximity to the existing healthcare centre located within Eynsham village. A significant positive effect is therefore expected in relation to SA objective 2: **health and well-being** for Policy 28.

4.126 It is expected that the benefits which are likely to be secured through Policies 27, 29, 30 and 31 would also include those relating to improvements in public health and a significant positive effect is expected in relation to SA objective 2 for Policy 27, and minor positive effects for Policies 29-31. The incorporation of the garden village principles through Policies 27 and 29 will help to promote the delivery of green infrastructure. This is likely to allow for benefits including the promotion of higher levels of physical activity among residents. The requirement for development to be supported by timely investment in infrastructure through Policy 27 is also likely to secure infrastructure provision, such as healthcare facilities. This policy also expressly requires that new development at the Garden Village contributes to the health and well-being of all. Therefore, the positive effect expected for this policy in relation to SA objective 2 is likely to be significant. Policy 31 seeks to secure the long term maintenance of the Garden Village including green spaces. Policy 30 explicitly requires that appropriate mechanisms including the use of planning obligations and planning conditions are used to secure infrastructure that supports new development and the long-term benefit of the local community. This may include new primary health care facilities and therefore the policy could directly help to reduce the potential for existing services at Eynsham to become overloaded as new housing is delivered at Salt Cross.

4.127 The delivery of new growth at the Garden Village which is of a high design quality and in line with the garden village principles is likely to help ensure that the area is developed as a self-sustaining settlement. As such a significant positive effect is expected for SA objective 3: **inclusive communities** for Policies 27 and 29. Policy 29 also requires that residential development proposals should comply with Building for a Healthy Life (BHL) or equivalent principles which is likely to help meet the needs of a wider number of residents. It is also likely that providing a distribution of development as well as supporting infrastructure to ensure that a high number of residents can access services and facilities will also contribute to this aim. A significant positive effect is therefore also

expected for Policies 28 and 30 in relation to SA objective 3. It will be important to promote a sense of ownership at the Garden Village to secure an inclusive and self-sustaining community, in the long term, in particular. A significant positive effect is therefore also expected for Policy 31 in relation to this SA objective.

4.128 Securing delivery of the right infrastructure at the right time and in the right place will be important to provide the highest number of residents with access to services and facilities, including education. A positive effect is therefore expected in relation to SA objective 4: **education** and SA objective 6: **services and facilities** for Policies 27, 28 and 30. Policy 28, which sets out the illustrative spatial framework for Salt Cross would allow for the incorporation of new education facilities in a manner which would be beneficial to residents at the Garden Village as well as to those within the village of Eynsham itself. By providing a high density of development to the north of Eynsham village a proportion of new residents may benefit from access to existing services and facilities at this location. The village currently provides access to a primary school, secondary school, GP surgery as well as a number of shops and retail businesses¹⁸. The positive effect in relation to SA objective 4 for both Policies 28 and 30 is expected to be significant because they support the provision of new education facilities to the required level and at a location which a high number of residents can easily access. Considering that existing schools within Eynsham village have the potential to become overburdened as new housing development is delivered (Eynsham NDP identifies that Eynsham Community Primary School is close to capacity and that new large scale development will mean the existing secondary school will need to be expanded or a new facility provided) the significant positive effect expected in relation to SA objective 4: education for Policy 28 is likely to be combined with an uncertain minor negative effect.

4.129 However, while Policy 30 would support the accessibility of services and facilities through the delivery of needed infrastructure, market forces are likely to play an important role in some services and facilities such as those in the retail sector. The positive effect for Policy 30 in relation to SA objective 6: services and facilities is therefore likely only to be minor. It is expected that supporting the delivery of development in line with the garden village principles and to a high quality of design would help ensure that most residents have access to education provisions and other services and facilities. This is likely to include access by active and sustainable modes of transport. A minor positive effect is therefore expected in relation to SA objective 4 and SA objective 6 for Policy 29 as well as Policy 27.

¹⁸ Eynsham Parish Council (February 2020) *Eynsham Neighbourhood Plan*

4.130 Policy 27 requires development to be delivered in a manner to embed the principles of community safety, cohesion and inclusivity. This approach is expected to help create development in which fear of crime is less prevalent and therefore a minor positive effect is expected in relation to SA objective 5: **crime**. Furthermore, where a long term sense of community can be fostered at the Garden Village and maintenance of open and visible spaces can be secured it is expected that a greater feeling of safety amongst residents will result. As such a minor positive effect is also expected in relation to SA objective 5 for Policy 31.

4.131 The area identified for the Garden Village to the north of Eynsham contains mostly greenfield land. An area of Grade 2 agricultural land is directly to the north of the A40 and therefore policies which would directly support development or infrastructure provision at this location are likely to have adverse impacts in terms of achieving more efficient use of land in the District. Significant negative effects are recorded in relation to SA objective 7: **land use** for Policy 28 considering the high level of housing, employment and other uses which would be supported at this location. Policy 30 would support the delivery of new infrastructure at the Garden Village. While this would include new road provisions and other infrastructure which would involve substantial land take, the amount of greenfield land used for such development is likely to be much less than that which is required for housing and employment at the Garden Village. The negative effect expected for this policy in relation to SA objective 7 is therefore minor. Policies 27 and 29 place an emphasis on incorporating garden village principles at new development as well as on achieving a high quality design. This will include the incorporation of elements of green infrastructure, including the retention of sizable areas of green space as new growth is delivered. A minor positive effect is therefore expected in relation to SA objective 7 for Policies 27 and 29.

4.132 It is expected that supporting the delivery of a high level of housing and employment development and supporting infrastructure (such as road improvements) would mean that an increased number of journeys by private vehicle would result in the area. As such a negative effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for Policies 28 and 30. Policy 28 sets out the level of housing and employment development which is expected to lead to the greatest increase in traffic generation in the area and impacts relating to air quality and climate change. The A40 is already noted to accommodate high volumes of traffic and leads to the AQMA within Oxford which could mean that intensification of existing air pollution problems may result. The negative effect expected for Policy 28 in relation to SA objective 9 and SA objective 10 is therefore likely to be significant. The provision of the proposed park and ride with bus priority and cycle lane along the A40 is,

however, likely to help promote modal shift along this route. The provision of new services and facilities as well as employment opportunities, in a manner which will help encourage journeys by active and sustainable modes will promote the creation of a self-contained settlement and reduced need to travel in the area. The location of new development along the A40 would mean that some residents may be able to benefit from access to existing bus services along this route. The negative effect recorded for Policies 28 and 30 in relation to these two SA objectives is therefore likely to be combined with a minor positive effect.

4.133 The garden village principles will include the promotion of walking, cycling and public transport. As such, a positive effect is expected for preferred approach Policies 27 and 29 in relation to both SA objective 9 and 10. Given that Policy 27 also requires that development at the Garden Village is designed to mitigate climate change the positive effect expected for this policy in relation to SA objective 10 is likely to be significant.

4.134 The delivery of new development to incorporate the garden village principles will promote the provision of new green infrastructure. Policies 27 and 29 are therefore expected to support the retention of green spaces which can allow for the safe infiltration of surface water. A minor positive effect is therefore expected for these policies in relation to SA objective 11: **water** and SA objective 12: **flooding**. Limiting the volume of water which enters the wastewater system is expected to limit the potential for issues of overcapacity resulting. The delivery of new housing, employment space and supporting infrastructure, as set out through Policies 28 and 33, has been identified as having adverse impacts in terms of SA objectives 11 and 12 due to increased amounts of impermeable surfaces in the area. The adverse impact identified in relation to these SA objectives for Policy 28 is likely to be combined with a positive effect considering the substantial areas of green space to be incorporated within the Garden Village, which is likely to facilitate the safe infiltration of surface water. As this approach would have a more direct impact on flood risk (given the potential to limit runoff) the positive effect expected in relation to SA objective 12 is likely to be significant. Policy 30 is also likely to have a combined minor positive and minor negative effect in relation to these SA objectives as the delivery of new infrastructure would increase the amount of impermeable surfaces in the area, but would also help to address flood risk and accommodate wastewater in the area. Policy 28 sets out the level of growth that is acceptable at the Garden Village site without specifying any mitigation of the adverse effects associated with the land take involved (these are addressed through other policies in the AAP). As such a minor negative effect is expected in relation to SA objective 11 and SA objective 12 as only a small of area of the site falls within Flood Zone 2 or 3. It is also

recognised that these areas are at risk from surface water flooding, with parts of the east of the site at high risk of flooding from groundwater and all other areas within the site have negligible flood risk¹⁹.

4.135 The Garden Village is close to South Freeland Meadows and City Farm Local Wildlife Sites and additional areas of ancient woodland to the north. Preliminary ecological assessment work undertaken to support the production of the AAP²⁰ identified a number of adverse effects relating to potential habitat loss and fragmentation and other pressures associated with human activities. This included effects relating to vegetation clearance, topsoil stripping and watercourse diversion or drainage. Protected species such as bats, great crested newts and otters were identified as potentially being affected as a result of construction or the subsequent operation phase of the development. As such, the delivery of new growth and infrastructure supported through Policies 28 and 30 is expected to have a negative effect in relation to SA objective 13: **biodiversity and geodiversity**. The negative effect expected in relation to this SA objective for Policy 28 is likely to be significant, as it would result in a high amount of land take. However, the policy also sets out the incorporation of substantial areas of green space at Salt Cross, a biodiverse country park (at the northern and western edges which is more ecologically sensitive), which is likely to allow for protection of and potential improvements to habitat provision and connectivity in the area. Therefore, the significant negative effect for Policy 28 is combined with a significant positive effect. Policy 30 requires investment in infrastructure to support the new community at Salt Cross. As this is to include the provision of open space (in addition to other infrastructure which could result in habitat loss in the area) the minor negative effect recorded for this policy in relation to SA objective 13, is likely to be combined with a minor positive effect.

4.136 The principles of green infrastructure are embedded as part of the garden village principles. Requiring new development to meet a high standard of design which incorporates the garden village principles will support green infrastructure provision at the Garden Village. Policies 27 and 29 are therefore likely to benefit biodiversity and geodiversity in the area, and a minor positive effect is therefore expected in relation to SA objective 13 for these policies. Similarly, the maintenance of green spaces at the Garden Village in the long term through appropriate arrangements for stewardship are expected to help preserve these areas as suitable for supporting wildlife. A minor positive effect is therefore also expected for Policy 31 in relation to SA objective 13.

4.137 The existing rural open character at the Garden Village site provides setting for a number of heritage assets. This includes Listed Buildings at City Farmhouse in the north of the site as well as those at Eynsham Mill. The Historic Environment Assessment²¹ undertaken to support the Garden Village AAP identifies that avoiding harm to these assets should be secured by retaining the Listed Buildings and their spatial relationship, along with other key elements of their setting. Non-designated assets at the site have been identified as being limited to the hollow way and earthwork remains of the medieval deserted settlement of Tilgarsley which are recommended to be preserved in situ. A number of historic pathways/ tracks/ roads and hedgerows that are 'historically important' within the site are also to be retained as far as possible within any future development. The Eynsham Conservation Area is to the south east of the site but there is a substantial amount of residential development already present in this direction.

4.138 The high level of growth to be delivered at the Garden Village has the potential to adversely affect the existing landscape character and the setting of heritage assets in the area. Therefore, a significant negative effect is expected in relation to SA objective 14: **landscape** and SA objective 15: **historic environment** for Policy 28 and a minor negative effect for Policy 30.

4.139 In relation to landscape, part of the site has been assessed as being of 'medium-high' landscape sensitivity as part of work undertaken for the strategic study for accommodating Oxford's unmet housing need²². As part of the additional landscape and visual assessment work for the Garden Village site and West Eynsham SDA itself²³, the Garden Village site has been identified as having a strongly rural nature which is judged to be of moderate-high sensitivity for perceptual qualities. The northern brook is judged to be of relatively higher sensitivity. The landscape study recommends that the northern edge of the settlement should allow for transitional space from development to open countryside. The spatial illustrative framework for development at the Garden Village, set out through Policy 28, would deliver new growth in the Garden Village which includes the incorporation of green infrastructure and an approach which avoids the creation of a hard edge to the north. This approach could have a beneficial impact in terms of maintaining landscape character at this location and therefore the significant negative effect expected in relation to SA objective 14 for Policy 28 is likely to be combined with a minor positive effect. The approach of the

¹⁹ JBA (2019) *Level 2 Strategic Flood Risk Assessment – Land North and West of Eynsham*

²⁰ TACP (2019) *Oxfordshire Cotswolds Garden Village and West Eynsham Preliminary Ecological Impact Assessment*

²¹ LUC (July 2019) *Oxfordshire Cotswolds Garden Village and West Eynsham Development Area Historic Environment Assessment*

²² LUC; BBP Regeneration (2016) *Oxford Spatial Options Assessment*

²³ LUC (2019) *Oxfordshire Cotswolds Garden Village West Eynsham Strategic Development Area: Landscape and visual assessment*

illustrative spatial framework would help to respond to the recommendations of the landscape findings for the site.

4.140 The incorporation of the garden village principles and encouraging a high quality of design at the site through measures such as requiring a Design Code for new development is directly expected to affect these SA objectives. A significant positive effect is expected in relation to SA objective 14 and SA objective 15 for Policies 27 and 29. Furthermore, Policy 27 requires that development is designed to create a distinct sense of place, while Policy 29 states that proposals should reflect the site's landscape character, heritage and culture.

4.141 It is also expected that securing the long term stewardship of the Garden Village will have the long term effect of preserving and enhancing local character and the setting of heritage assets. This element of the AAP is expected to help encourage appropriate management techniques particularly through the promotion of a local sense of ownership. A minor positive effect is therefore expected in relation to SA objective 14 and SA objective 15 for Policy 31.

4.142 The most direct impacts in terms of providing residents with access to suitable employment opportunities and encouraging local investment and economic growth is likely to be achieved through the identification of new employment land. Policy 28 sets out the quantum of development and mix of uses at the site as well as the illustrative spatial framework for the development. This comprises around 2,200 homes and around 40 hectares of business land with an appropriate quantum of commercial uses at accessible centres within the village. This is likely to help provide suitable space to attract business investment at Salt Cross (particularly at the proposed science and technology park) and give a high number of residents access to nearby employment opportunities. This will include job opportunities at the new services and commercial development provided at village and neighbourhood centres. As such a significant positive effect is expected for Policy 28 in relation to SA objective 16:

employment and SA objective 17: **economic growth**.

4.143 The key principles set out through Policy 27 will require development to demonstrate high levels of digital connectivity and be supported in a timely manner by required infrastructure. This approach is expected to make the area more adaptable to new economic opportunities (such as higher levels of home-working) and will likely to help accommodate employment growth at Salt Cross. A minor positive effect is expected in relation to SA objective 16 and SA objective 17 for Policy 27.

4.144 The requirement for development to accord with the garden village principles through Policy 29 as well as Policy 27 is likely to ensure that a high quality of design makes new employment growth attractive to businesses considering expansion. This approach is also likely to ensure that employment land is highly accessible to a large proportion of residents. The more onerous nature of requirements of both of these policies may make certain types of developments less likely to come forward at the Garden Village. The minor positive effect expected in relation to SA objective 17 is therefore combined with an uncertain minor negative effect for Policies 27 and 29. The delivery of new infrastructure to match the timing of new growth at the Garden Village will be important to ensure that new and existing employment opportunities are accessible for residents. It will also help make the area suitable to accommodate new economic growth. A minor positive effect is therefore also expected for Policy 33 in relation to SA objectives 16 and 17.

Mitigation

4.145 As noted at the start of this chapter, many of the potential negative effects identified in relation to individual policies in the AAP could be avoided or mitigated through robust application of the West Oxfordshire Local Plan policies and other policies within the AAP itself. **Table 4.9** below summarises the key Local Plan and AAP policies which would help to mitigate the potential negative effects identified.

Table 4.9: West Oxfordshire Local Plan and AAP policies providing mitigation for potential negative effects identified

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
<p>1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy H1: Amount and Distribution of Housing; and Policy H2: Delivery of New Homes seek to ensure the delivery of the required number of homes over the plan period which would include housing to help meet Oxford City's needs. The Garden Village has been identified as contributed to the overall need and is anticipated to contribute to Oxford's unmet needs in particular. ■ Policy H3: Affordable Housing; Policy H4: Type and Mix of New Homes; and Policy H5: Custom and Self-build Housing seek to ensure that an appropriate mix of housing in terms of tenure, type and affordability are delivered. This will include specialist housing, such as homes for older people and people with disabilities. ■ Policy H6: Existing Housing and Policy OS4: High Quality Design ensures that the number of existing homes is maintained at an appropriate level and existing and new homes are of an appropriate standard. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 22: Housing Delivery; Policy 23: Housing Mix; Policy 24: Build to Rent; Policy 25: Custom and Self-Build Housing; and Policy 26: Meeting Specialist Housing Needs will ensure that the appropriate number of new homes is delivered at the Garden Village to contribute to the District's and Oxford's needs. These policies will also contribute to an appropriate mix of dwellings at the Garden Village in terms of tenure, type, affordability and the delivery of specialist homes. ■ Policy 29: Design requirements and Policy 31: Long-term maintenance and stewardship will help to ensure that a high quality of design is incorporated at new homes in the Garden Village and will also help to ensure that any new homes provided are maintained to a high standard in the long term.
<p>2. Improve health and well-being and reduce inequalities</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy E4: Public realm and green infrastructure; and Policy E5: Sport, recreation and children's play seek to ensure that residents have access to appropriate green spaces and recreation facilities which is likely to encourage exercise amongst the local population and benefit public health. ■ Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure help to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. This includes provisions which help to promote healthy communities. The policy will ensure accessibility to service provision for all, which is expected to contribute to well-being of residents. ■ Policy T1: Sustainable Transport; and Policy T3: Public transport, walking and cycling seek to encourage opportunities for walking and cycling in the District and thereby is likely to have health benefits associated with increased levels of active travel amongst residents. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 30: Provision of Supporting Infrastructure; Policy 4: Adopting healthy place shaping principles; Policy 5: Social Integration, Interaction and Inclusion; Policy 6: Providing opportunities for healthy active play, leisure and lifestyles; Policy 7: Green Infrastructure; Policy 8: Enabling healthy food choices will help to ensure that residents of the Garden Village have access to healthcare provisions, greenspace and recreational provisions and also healthy food choices. ■ Policy 14: Active and Healthy Travel will help to promote modal shift at the Garden Village. This element of the AAP specifically encourages active travel which is likely to have beneficial impacts in terms of local public health. ■ Policy 28: Land uses and layout – the spatial framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	services and facilities, including healthcare and green infrastructure. This approach may also encourage higher levels of active travel.
3. Promote thriving and inclusive communities	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure seek to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 30: Provision of Supporting Infrastructure; and Policy 31: Long-term maintenance and stewardship will ensure that the Garden Village has an appropriate level of service provision to support residents and foster a sense of ownership at the settlement. ■ Policy 28: Land uses and layout – the spatial framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to services and facilities. This approach will be important to ensure issues of isolation do not develop at the settlement.
4. Improve education and training	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure seek to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. This includes provisions which help to address the need for education facilities at the Garden Village. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 30: Provision of Supporting Infrastructure; and Policy 21: Employment, Skills and Training will ensure appropriate and timely provision of social infrastructure including education facilities at the Garden Village and require that development is supported by a CEP so that residents can receive the training and skills needed.
5. Maintain a low level of crime and fear of crime	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy OS4: High Quality Design seeks to ensure that development is designed to reduce the likelihood of crime and fear of crime. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 4: Adopting Healthy Place Shaping Principles; and Policy 5: Social Integration, Interaction and Inclusion include principles that promote design which seeks reduce crime and will require that potential issues relating to crime and fear of crime are consulted upon with key stakeholders including Thames Valley Police.
6. Improve accessibility to all services and facilities	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy E5: Local services and community facilities; and Policy OS5: Supporting Infrastructure seek to ensure the protection of existing and provision of new community services and facilities and supporting social infrastructure. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 30: Provision of Supporting Infrastructure; Policy 4: Adopting healthy place shaping principles and Policy 5: Social Integration, Interaction and Inclusion will help to ensure that residents of the Garden Village have access to a suitable level of service provision, with new services and facilities supported where

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<p>necessary.</p> <ul style="list-style-type: none"> ■ Policy 28: Land uses and layout – the spatial framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to services and facilities.
7. Improve the efficiency of land use	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy OS3: Prudent Use of Natural Resources seeks to ensure that development in the District makes the most efficient use of land and building. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 27: Key Development Principles promotes development which would make the most efficient use of land including through the use of higher-density development. ■ Policy 11: Environmental Assets requires that development is supported by a soil management strategy which is likely to help encourage more sustainable use of soil resources.
8. Reduce waste generation and disposal	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy OS3: Prudent Use of Natural Resources promotes development which makes appropriate consideration for the minimising of waste production and allowing adequate provision for the re-use and recycling of waste. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 3: Towards Zero Waste through the circular economy and Policy 10: Water Environment will seek to promote a move towards zero waste where possible, incorporate the principles of the waste hierarchy in the AAP and also address wastewater network capacity issues for the Garden Village.
9. Reduce air pollution and improve air quality	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy EH8: Environmental protection addresses development which might result in pollution and sets out that air quality will be managed in line with National Air Quality Standards, the principles of best practice and the Air Quality Management Area Action Plans of the District. ■ Policy T1: Sustainable Transport; and Policy T3: Public transport, walking and cycling seek to encourage opportunities for achieving modal shift in the District and thereby is likely to reduce reliance on travel by private vehicle and the associated release of air pollutants. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 11: Environmental Assets will set out requirements for development at the Garden Village in terms of air quality which is likely to reduce the potential for specific adverse impacts resulting in terms of this asset. ■ Policy 16: Reducing the Overall Need to Travel including by car; Policy 14: Active and Healthy Travel; and Policy 15: Public Transport will help to reduce the need to travel in the Garden Village and promote modal shift. This element of the AAP is likely to have beneficial impacts in terms of reducing release of air pollutants from private vehicles. ■ Policy 28: Land uses and layout – the spatial framework will deliver a level of homes at areas of the Garden Village that will ensure that they are accessible to

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	services and facilities. This approach may encourage modal shift at the Garden Village.
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy OS4: High quality design seeks to ensure that new development is resilient to future climate change ■ Policy EH6: Decentralised and renewable or low carbon energy development (excepting wind turbines) is supportive renewable and low-carbon energy development within the District which is likely to help reduce reliance on energy from non-renewable sources. ■ Policy T1: Sustainable Transport; and Policy T3: Public transport, walking and cycling seek to encourage opportunities for achieving modal shift in the District and thereby is likely to reduce reliance on travel by private vehicle and the associated release of greenhouse gases. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 1: Climate resilience and adaptation; Policy 2: Net-zero carbon development will help to ensure that development is built to be future proofed to changes in climate and achieve zero-carbon standards. Construction methods should also be used and a proactive approach to obtaining energy from decentralised, renewable and low carbon sources encouraged. ■ Policy 13: Movement and Connectivity Key Design Principles Policy 16: Reducing the Overall Need to Travel including by car; Policy 14: Active and Healthy Travel; and Policy 15: Public Transport will help to reduce the need to travel in the Garden Village and promote modal shift. This element of the AAP is likely to have beneficial impacts in terms of reducing release of greenhouse gases from private vehicles.
<p>11. Protect and improve water resources</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy EH8: Environmental protection; and Policy OS3: Prudent use of natural resources set out that development is only to be acceptable where there is no adverse impact on water bodies and that development should seek to maximise water efficiency. ■ Policy EH7: Flood risk supports the delivery of sustainable drainage systems to manage run-off and support improvements in water quality. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 7: Green Infrastructure; Policy 10: Water Environment; and Policy 11: Environmental Assets will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting the infiltration of surface water which is likely to have associated benefits in terms of water quality. Development proposals are required to have an integrated water management approach when addressing the water environment and should take into account water demand as well the potential for water pollution to result.
<p>12. Reduce the risk from all sources of flooding</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy EH7: Flood risk requires that flood risk in the District is managed as avoid risk to people and property. ■ Policy EH4: Public realm and green infrastructure seeks to ensure that areas of public space and green infrastructure in the District are protected and enhanced. This is likely to have benefits in terms of addressing flood risk by maintaining areas which will allow for the safe infiltration of surface water. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 7: Green Infrastructure will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting the infiltration of surface water

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<p>and helping to mitigate flood risk.</p> <ul style="list-style-type: none"> ■ Policy 10: Water Environment will ensure that development at the Garden Village takes account of all potential sources of flooding including surface water flooding and groundwater flooding
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy EH3: Biodiversity and geodiversity seeks to ensure that development will achieve an overall net gain in biodiversity and minimise impacts on geodiversity. ■ Policy EH4: Public realm and green infrastructure seeks to ensure that areas of public space and green infrastructure in the District are protected and enhanced. This is likely to have benefits in terms of providing suitable habitat space in the area as well as allowing for habitat connectivity. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 9: Biodiversity Net Gain will seek to achieve net gain in biodiversity at the Garden and will require development to be in line with the mitigation hierarchy (avoid, mitigate and compensate). ■ Policy 7: Green Infrastructure will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting habitat maintenance and creation as well as wider habitat connectivity in the area.
<p>14. Conserve and enhance landscape character</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy EH2: Landscape character seeks to conserve and enhance the quality, character and distinctiveness of West Oxfordshire's natural environment, including its landscape, cultural and historic value and tranquillity. ■ Policy OS4: High quality design requires that new development in the District is respectful of the landscape character of the locality, contributes to local distinctiveness and, where possible, enhance the character and quality of the surroundings. ■ Policy EH4: Public realm and green infrastructure seeks to ensure that areas of public space and green infrastructure in the District are protected and enhanced. This is likely to have benefits in terms of protecting and potentially enhancing landscape character in the area. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 29: Design requirements will require a high quality and innovative approach to design at new development in the Garden Village which is consistent with garden village principles. This is expected to promote an approach which considers the landscape character of the area. ■ Policy 7: Green Infrastructure will ensure that a green infrastructure approach is adopted at the Garden Village thereby supporting the maintenance of features which contribute positively to the landscape character of the area.
<p>15. Conserve and enhance the historic environment</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy EH9: Historic environment requires that development in the District conserves and/or enhances the special character, appearance and distinctiveness of West Oxfordshire's historic environment, including the significance of its heritage assets. ■ Policy OS4: High quality design requires that new development in the District conserves or enhances areas, buildings and features of historic, architectural and

SA objectives	Policies in West Oxfordshire Local Plan and Garden Village AAP that could mitigate adverse effects of development supported through the AAP
	<p>environmental significance.</p> <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 12: Conserving and enhancing the historic environment of Salt Cross will require new development is delivered in a manner which conserves and enhances the historic environment in line with national and local policy. ■ Policy 29: Design requirements will require a high quality and innovative approach to design at new development in the Garden Village which should consider advice set out in the West Oxfordshire Design Guide. This is expected to promote an approach which is reflects the significance of the setting of heritage assets in the Garden Village.
<p>16. Maintain high and stable levels of employment</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy E1: Land for employment identifies that the Garden Village will deliver around 40ha of employment land in the form of a campus-style 'science park' to be taken forward through the AAP. As such the policy sets out the principle for the provision of employment land at the Garden Village that will support future local job provision. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 18: Salt Cross Science and Technology Park; Policy 19: Small-Scale Commercial Opportunities and Flexible Business Space; Policy 20: Homeworking; and Policy 21: Employment, Skills and Training set out the level of employment land for provision at the Garden as well as more flexible means of providing job opportunities such as home working. These elements of the AAP will also support training amongst local people which may make them more suitable for a wider range of employment opportunities. ■ Policy 28: Land uses and layout – the spatial framework will deliver a new homes and employment land at areas of the Garden Village that will ensure that residents have access to nearby job opportunities.
<p>17. Promote sustainable economic growth and competitiveness</p>	<p><i>West Oxfordshire Local Plan 2031:</i></p> <ul style="list-style-type: none"> ■ Policy E1: Land for employment identifies that the Garden Village will deliver around 40ha of employment land in the form of a campus-style 'science park' to be taken forward through the AAP. As such the policy sets out the principle for the provision of employment land at the Garden Village that is likely to support future economic growth. The development of the 'science park' is considered to be particularly helpful in terms of repositioning the District to complement Oxfordshire's globally renowned knowledge economy. <p><i>Salt Cross Garden Village AAP (Pre-submission):</i></p> <ul style="list-style-type: none"> ■ Policy 18: Salt Cross science and Technology Park; Policy 19: Small-Scale Commercial Opportunities and Flexible Business Space; Policy 20: Homeworking; and Policy 21: Employment, Skills and Training set out the level of employment land for provision at the Garden as well as more flexible means of providing job opportunities such as home working. These elements of the AAP will also support training amongst local people which may help to attract new and high quality employers to the area. It is expected that the elements of the AAP which allow for flexibility in terms of working arrangements will be of particular in terms of responding to changes in the economy.

Cumulative effects

4.146 Table 4.10 below presents a summary of all the potential sustainability effects identified for the policies in the Pre-Submission AAP (July 2020), which enables an assessment to be made of the likely significant effects of the AAP as a whole in relation to each of the SA objectives, i.e. an assessment of cumulative effects as required by the SEA Regulations. A description of the likely cumulative effect of the Pre-Submission AAP in relation to each SA objective is provided below the table.

Table 4.10: Summary of SA findings for all policies in the Pre-Submission AAP

SA Objectives		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Policy																		
Vision		+	+	+	+	+	+	0	0	+	+	0	+	+	+	+	+	+
Climate Action	Core Objectives GV1 to GV4	0	0	0	0	0	0	+	++	+	++	0	+	0	0	0	0	0
	Policy 1: Climate resilience and adaptation	+	+	0	0	0	0	0	0	0	++	+	+	+	+	+	0	0
	Policy 2: Net-zero carbon development	++/-?	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+	+
	Policy 3: Towards 'zero-waste' through the circular economy	+	0	0	0	0	0	0	++	0	++	0	0	0	0	0	0	+
Healthy place shaping	Core Objectives GV5 to GV10	0	++	+	0	++	+	0	0	+	+	0	+	+	+	+	0	0
	Policy 4: Adopting healthy place shaping principles	+	++	+	+	+	+	+	0	+	+	+	0	+	+	+	+	+

Chapter 4
 Sustainability Appraisal Findings for the Pre-submission AAP
 Sustainability Appraisal for Salt Cross AAP

SA Objectives		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Policy																		
	Policy 5: Social integration, interaction and inclusion	0	++	++	+	++	++	+	0	+	+	0	0	0	0	0	+	+
	Policy 6: Providing opportunities for healthy active play, leisure and lifestyles	0	++	+	0	0	+	0	0	+	+	+	+	+	+	0	0	0
	Policy 7: Green infrastructure	0	++	+	0	0	0	+	0	+	+	+	+	++	++	+	0	0
	Policy 8: Enabling healthy local food choices	0	++	0	+	0	0	+/-	0	+	+	0	0	+	0	0	0	+
Protecting and enhancing environmental	Core Objectives GV11 to GV16	0	+	0	0	0	0	+	0	+	0	+	+	++	++	++	0	0
	Policy 9: Biodiversity Net Gain	-?	+	+	0	0	0	+	0	+	+	+	+	++	+	+	-?	-?
	Policy 10: Water environment	-?	+	+	0	0	0	+	+	+	+	++	++	++	+	+	-?	-?

Chapter 4
Sustainability Appraisal Findings for the Pre-submission AAP
Sustainability Appraisal for Salt Cross AAP

SA Objectives		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Policy																		
	Policy 11: Environmental assets	-?	+	0	0	0	0	++	0	++	0	0	0	++	+	+	-?	-?
	Policy 12: Conserving and enhancing the historic environment of Salt Cross	-?	0	0	+	0	0	0	0	0	0	0	0	0	+	++	-?	-?
Movement and connectivity	Core Objectives GV17 to GV22	0	+	0	+	0	++	-	0	+/-	+/-	0	-	-	-	-	+	+
	Policy 13: Movement and connectivity key design principles	0	++	++	0	+	+	0	0	++	++	0	0	0	0	0	0	0
	Policy 14: Active and Healthy Travel	0	++	++	+	+	++	0	0	++	++	0	0	0	0	0	0	0
	Policy 15: Public Transport	0	+	++	0	0	+	-?	0	++	++	0	-	0	-?	-?	+	+
	Policy 16: Reducing the overall need to travel including by car	0	++	+	+	0	++	+	0	++	++	0	0	0	0	0	+	+
	Policy 17: Road connectivity and access	0	0	0	0	0	+	0	0	+/-?	+/-?	0	0	0	0	0	+?	+?

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Policy																		
Enterprise, innovation and productivity	Core Objectives GV23 to GV27	0	0	0	+	0	+	--	0	+/-?	+/-?	0	-	-	-	-	++	++
	Policy 18: Salt Cross Science and Technology Park	0	+	+	++	0	+	--	0	+/-?	+/-?	0	-	--/+?	--/+?	--?	++	++
	Policy 19: Small-scale commercial opportunities and flexible business space	0	+	++	+	0	++	--	0	+	+	0	-	-	-?	-?	++	++
	Policy 20: Homeworking	0	+	+	0	0	0	0	0	+	+	0	0	0	0	0	+	+
	Policy 21: Employment, skills and training	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	++	++
Meeting current and future housing needs	Core Objectives GV28 to GV31	++	+	+	0	0	0	--	0	-	-	0	-	-	-	-	+	+
	Policy 22: Housing delivery	++	+	+	+	0	+	--	0	+/-	+/-	-	-	--	--?	--?	+	+
	Policy 23: Housing mix	++	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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Policy																		
	Policy 24: Build to rent	++	0	++	0	0	0	0	0	+	+	0	0	0	0	0	0	0
	Policy 25: Custom and self-build housing	++	0	++	0	0	0	0	0	0	+	0	0	0	+	+	+	+
	Policy 26: Meeting specialist housing needs	++	+	++	+	0	+	0	0	+	+	0	0	0	0	0	0	+
Building a strong vibrant and sustainable community	Core Objectives GV32 to GV37	+	+	+	0	0	+	0	0	0	0	0	0	+	+	+	0	0
	Policy 27: Key Development Principles	++/-?	++	++	+	+	+	+	0	+	++	+	+	+	++	++	+	+/?
	Policy 28: Land Uses and Layout – The Spatial Framework	++	++	++	++/-?	0	++	--	0	-/+	-/+	+/-	++/-	++/--	+/-?	--	++	++
	Policy 29: Design Requirements	++/-?	+	++	+	0	+	+	0	+	+	+	+	+	++	++	+	+/?

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SA Objectives		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Policy																		
	Policy 30: Provision of Supporting Infrastructure	0	+	++	++	0	+	-	0	+/-	+/-	+/-	+/-	+/-	-?	-?	+	+
	Policy 31: Long-term maintenance and stewardship	+/-?	+	++	0	+	0	0	0	0	0	0	0	+	+	+	0	0

4.147 A description of the cumulative effects of all the policies in the AAP in relation to each SA objective is presented in the text below. **Table 4.11** presents a visual summary of the identified cumulative effects for the AAP, which are mostly positive, with negative effects only identified for the more environmentally focussed SA objectives (other than SA objective 1: housing).

Table 4.11: Summary of cumulative effects for policies in the Pre-Submission AAP

SA Objective	Cumulative effect of AAP Policies
SA1: Housing	++/-?
SA2: Health and well-being	++
SA3: Inclusive communities	++
SA4: Education	+
SA5: Crime	+
SA6: Services and facilities	+
SA7: Land use	--/+
SA8: Waste	+
SA9: Air quality	+/-
SA10: Climate change	++/-
SA11: Water	+/-
SA12: Flooding	+/-
SA13: Biodiversity and geodiversity	+/-
SA14: Landscape	+/-
SA15: Historic environment	+/-
SA16: Employment	++
SA17: Economic growth	++

SA objective 1: Housing

4.148 The delivery of about 2,200 dwellings within the Garden Village through the AAP is supported directly by Policies 22 to 26, which ensure that new homes provided are sustainable, meet the needs of a variety of people through a range of dwelling types, sizes and tenures and are supported by the necessary strategic infrastructure. The overarching principles laid out through Policies 27 and 281 relating to housing delivery ensure that the aspirations of the vision for the Garden Village which include the creation of a strong, vibrant and sustainable community, are reflected when new

development is delivered. Policy 28 sets the spatial framework by which the agreed level of housing growth and other land uses would be distributed at the Garden Village. These aspirations are further supported through Policies 23, 24 and 25 which set out the appropriate housing mix and requirements for build to rent and custom and self-build housing, which ensures that housing delivery at Salt Cross meets a variety of needs.

4.149 The majority of policies are expected to have negligible effects in relation to SA objective 1: housing. However, there are policies relating to different themes which are likely to contribute to positive effects in terms of housing. For example, Policy 2 aims to ensure that building emissions within the Garden Village achieve net-zero standards. This is to be achieved through ultra-low energy fabric specification used in construction. Similarly, the aspirations for the use of on-site renewable energy generation in the Garden Village also set out through policy 2 is likely to contribute significantly to the delivery of high quality and sustainable housing that achieves net-zero operational standards once operational.

4.150 Potential adverse effects are identified in relation to additional requirements set out within policies that could potentially limit the rate of housing delivery due to developer concerns over viability. These requirements include those which relate to affordable housing, higher quality design and sustainable construction measures. These effects are uncertain as the potential for adverse impacts on housing delivery depends largely on developer decisions which are unknown at this stage. It is recognised that the policies included in the AAP are reflective of the findings of the Housing Strategy Advice for the Garden Village. Furthermore, viability issues will inform planning decisions when considering issues such as housing mix (including affordable housing at built to rent developments) and sustainable construction measures. However, it is possible that some developers may decide not to proceed with proposals at the Garden Village because of these requirements. As such the rate of housing delivery which might otherwise be achieved may be adversely affected.

4.151 Overall, a **cumulative mixed significant positive and minor negative effect** is expected in relation to SA objective 1: housing.

SA objective 2: Health and well-being

4.152 The majority of policies are expected to have positive effects in relation to health and well-being. In particular, approaches which may help to promote increased level of physical activity amongst residents in the Garden Village are anticipated to have significant effects in relation to this SA objective. Policies 6, 7 and 14 make provisions to ensure that the area is supported by sufficient cycle and pedestrian routes

to promote the uptake of active travel and opportunities for leisure that appeal to a range of demographics in the Garden Village. The AAP will also support the provision of opportunities for healthy food choices, including food growing, through Policy 8. The adoption of healthy place shaping principles in Policy 4 is likely to strongly support health and well-being related due to the all-encompassing nature of the principles it contains.

4.153 Positive effects on health and well-being are also identified in relation to residents' ability to access services and facilities as well as existing and new social infrastructure, which are provided for through a number of policies. In particular, Policy 13 makes a significant contribution to positive effects in relation to this SA objective due to its comprehensive approach to reducing the need to travel in the Garden Village, through the provision of a range of services and facilities. This policy is supported through Policy 16 which specifically focusses on reducing car travel and promoting more active and healthy modes of transport through Policy 14.

4.154 Potential negative effects in relation to health and well-being are identified where policies have the potential to result in reduced air quality in the area and are uncertain as it may be possible to mitigate these adverse effects.

4.155 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 2: **health and well-being**.

SA objective 3: Inclusive communities

4.156 The majority of policies are expected to have positive effects in relation to creating inclusive communities. Policy 5 contains the most direct reference to creating an inclusive community at which a strong sense of belonging will be fostered. This approach is to include the provision of social community infrastructure to create complementary, mixed-use development.

4.157 Policies 27, 28, 29 and 31 outline measures designed to ensure that the new community established at Salt Cross considers the needs of a broad range of people, with the longevity of the success of the Garden Village being given particular emphasis. This includes distributing new growth in a pattern which will be accessible to a high number of residents and ensuring that the design principles which guide the new development are of a standard which will meet the need of a wide range of residents. This is expected to include older people and people with disabilities.

4.158 Meeting the needs of a wide range of people is addressed in terms of housing provision through Policies 22 to 26. These elements of the AAP make provisions to ensure that the quantity, mix and maintenance of housing stock is tailored to suit a variety of residents. As such it likely that the

Garden Village will be able to accommodate many different groups of people.

4.159 Further to the provision of suitable housing in the Garden Village, there is also consideration of the extent to which developing a level of self-containment can contribute to creating a vibrant community. Policies 13 and 19 make significant contributions to this aspiration by ensuring that services and facilities provided within the site cater to a variety of needs and are delivered as high quality developments in 'hubs' within the Garden Village. These policy objectives are supported through Policy 14 which ensures that these local community assets are accessible through active modes of transport that cater to a range of needs.

4.160 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 3: **inclusive communities**.

SA objective 4: Education

4.161 Education provision which is accessible at the Garden Village is likely to be achieved through a number of policies. These include considerations ranging from primary and secondary level to improving skills in relation to employment opportunities. The site is in proximity to the existing school facilities at Eynsham village and it is noted that the new housing growth supported through Policies 22 and 28 has the potential to result in capacity issues at the existing schools. Policies 28 and 30 directly address the school provision at the Garden Village considering the specific locations of school facilities within potential masterplans and the quantity and size of schools needed. In terms of skills development geared towards facilitating employment, Policy 21 makes a significant contribution through the requirement that any planning application should be supported by a community employment plan (CEP). This is complemented by the delivery of the science park in Policy 18, which will include links with education facilities in the area to maximise the potential for benefits to education and skills development.

4.162 The delivery of education enhancements within the Garden Village is also incorporated into policies related to a range of additional themes. Policy 12 considers the potential for preservation of heritage assets in the area to be supported by capitalising on opportunities to increase public understanding of heritage assets, potentially through outdoor education/heritage facilities, heritage trails and open days during any archaeological investigation. Additionally, Policies 4 and 5 promote healthy place shaping through the delivery of school infrastructure that could be used as a 'hub' for shared activities beyond school hours. Policy 9 promotes active design in the Garden Village which is likely to help ensure that schools and other educational facilities are within walking distance of residents. This is likely to be supported through

Policy 14 that will provide active travel infrastructure that can be used as means of accessing schools and other educational opportunities.

4.163 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 4: **education**.

SA objective 5: Crime

4.164 The policies which relate to maximising the potential for community cohesion and seek to secure a high quality of design as well as long term maintenance of the Garden Village are expected to result in positive effects in relation to crime levels and fear of crime. Policy 5 is likely to have a significant contribution to this aim by ensuring that social interaction and inclusion underpin all design considerations in the Garden Village, with opportunities to reduce the incidence and fear of crime being taken advantage of through measures including consultation with key stakeholders.

4.165 Policy 31 further contributes to the potential for crime reduction in the Garden Village by ensuring that measures to promote long-term community stewardship are put in place in support of the garden village development. Although less direct, Policy 27 also makes a contribution to potentially reducing the incidences of crime by establishing development principles that will deliver high quality design with community safety in mind.

4.166 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 5: **crime**.

SA objective 6: Services and facilities

4.167 The delivery of sustainable development at Salt Cross is considered more likely to be achieved if a level of self-containment is promoted. This will mean that the everyday needs of residents are more likely to be met without the need to travel further afield. Policy 28 sets out the potential spatial framework for the new development that will provide services and facilities at locations within the Garden Village, which will be within walking distance of residents. This approach is reinforced through policy 13, which focuses on reducing the need to travel through a Garden Village layout where there is integration of multiple uses. Policies 14 and 16 ensure that the wide range of uses to be delivered at Salt Cross are accessible through active travel links that will discourage private car travel. Policy 19 complements this approach by making provisions for the mixed-use developments proposed to be occupied by small-scale commercial units and business space. This element of the AAP is likely to contribute to residents having access to services and facilities in the Garden Village.

4.168 As well as reducing the need to travel by car in favour of active modes within the Garden Village, the promotion of

public transport as provided through Policy 15 is also expected to contribute positively to this SA objective. The enhancement of the existing transport network promoted through policy 17 will also help improve the accessibility of residents to local services and facilities, as well as those that are further afield. The local services and facilities at Salt Cross are to be delivered with high quality design in mixed-use layouts through Policies 27, 28 and 29. This will ensure that they are desirable to access by residents and may reduce the need to travel further afield to access services and facilities.

4.169 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 6: **service and facilities**.

SA objective 7: Land use

4.170 The significant greenfield land-take that will be required to deliver the housing and employment development and other uses proposed in the AAP including supporting infrastructure, means that some significant negative effects are expected in relation to land use. Policies, 18, 19, 22 and 28 make provisions for the delivery of 2,200 dwellings, employment land (including the science park) and commercial/business use land, which will contribute to the loss of a significant portion of Grade 3 agricultural land and possibly some Grade 2 agricultural land to the north of the A40. Furthermore, the provision of supporting infrastructure to the Garden Village in Policy 30, including schools and the delivery of a park and ride facility (detailed in Policy 15), also contribute negatively to SA objective 7: land use due to further potential for loss of greenfield land including that which is identified as high-quality agricultural land.

4.171 Whilst the overall development will result in the loss of some high-quality agricultural land, the AAP also includes policies which are likely to contribute positively to this SA objective. Policy 11 stipulates that development should be accompanied by a soil management strategy. Beyond the potential preservation of high-quality agricultural land, there are provisions made in other policies to ensure that land use meets identified community needs in the most efficient layout possible. Policies 5, 7, 27 and 29 all ensure that community use of land is the focal point of development and that it should be delivered through high quality design that enhances the overall area. This includes the incorporation of principles which would require substantial areas of the Garden Village to be preserved as green space, thereby creating a local network of green infrastructure. Although less direct, this approach of community land uses is also supported through Policies 7, 8 and 9 as the potential for residents to have access to nature, either for leisure or growing food, is promoted.

4.172 Overall, a **cumulative mixed minor positive and significant negative effect** is expected in relation to SA objective 7: **land use**.

SA objective 8: Waste

4.173 There is potential for the delivery of the Garden Village at Salt Cross to result in negative effects in relation to waste, both during the construction phase and throughout its lifetime, if there are not sufficient reduction and management measures in place. It is expected, however, that many of the potential effects will relate to the practices and behaviours of individuals and businesses at the Garden Village which cannot be completely influenced by the AAP.

4.174 Policy 3 contributes significantly to the aim of improved waste management practices through provisions to encourage a circular economy approach to achieve zero waste where possible. This includes material re-use, recycling and minimisation and a requirement for any outline planning application at Salt Cross to provide a waste strategy that demonstrate how the aforementioned core components of a circular economy have been adopted. Such strategies will be required to address both the construction and occupation phases and may consider the potential use of advanced waste collection systems such as underground refuse systems.

4.175 Policy 10 also contributes positively to waste management at the Garden Village. The policy includes consideration of the effect of the delivery of the Garden Village in relation to wastewater treatment facilities in the area. A focused local strategy is suggested to be incorporated to assess overall capacity and decide whether quality conditions need to be tightened to prevent adverse effects of wastewater on water quality.

4.176 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 8: **waste**.

SA objective 9: Air quality

4.177 Air quality is a key consideration for the AAP and this includes the potential for pollution associated with congestion along the A40. Therefore, measures to reduce adverse effects on air quality are present in a number of policies. In particular, Policies 13, 14, 15 and 16 make a significant contribution to this SA objective by potentially reducing the amount of private car trips associated with the Garden Village. These policies are likely to help encourage modal shift increasing uptake of walking, cycling and use of public transport. Reliance on travel by private vehicle may be reduced as a result. Policy 16 also provides specific support to the use of electric vehicles although it is noted that these vehicles may make some contribution to air pollution through particle matter associated with road, tyre and brake wear.

4.178 Despite the multiple provisions suggested to mitigate poor air quality, overall negative effects are also expected in relation to this SA objective due to the level of growth proposed. Policies 18, 22, 28 and 30 are all likely to contribute

negatively to this SA objective given that they support the delivery of housing, employment and commercial/business space as well as supporting infrastructure in the Garden Village.

4.179 While providing these uses in close proximity to each other (as supported by Policy 28 which sets out the spatial framework) would reduce some commuting distances, it is still likely that air pollution associated with new development at the Garden Village location would be greater than that which is currently experienced. Increases are likely as a result of construction, new residents in the area as well as commuters travelling to the Garden Village. These policies also contribute positively to this SA objective through design measures that consider layouts that reduce the need to travel and the location of the developments in relation to sustainable transport options.

4.180 By setting out the spatial framework for the Garden Village, Policy 28 would locate development and sustainable transport links in a manner which may promote travel by more sustainable modes. This policy, however, also sets out the principle of the overall level of development for the Garden Village thereby being of potential detriment to air quality in the District. Through the spatial framework, development is to be set back from the A40 which may reduce the potential for residents to be affected by air quality issues. The position of residents in close proximity to the A40 may result in higher volumes of traffic within the AQMA which lies along this route within Oxford City to the east.

4.181 The HRA for the AAP²⁴ included air quality modelling work to understand potential impacts on the integrity of the Oxford Meadows SAC. This provides further information on the potential effects of development relating to air pollution. The modelling work indicated that whilst annual mean NOx concentrations along the A40 associated with the development of the Garden Village are expected to increase by 2031 to more than 1% of the critical level (i.e. the gaseous concentration of that pollutant in the air), the critical level (30µg/m³) for the qualifying habitats of the Oxford Meadows SAC will not be exceeded.

4.182 Overall, a **cumulative mixed minor positive and minor negative effect** is expected in relation to SA objective 9: **air quality**.

SA objective 10: Climate change

4.183 The identification of climate change as a key issue by individuals and organisations in West Oxfordshire is reflected through many of policies included in the AAP. Reflecting this, the climate emergency is to form a 'golden thread' that runs

²⁴ LUC (July 2020) Salt Cross Garden Village Area Action Plan: Pre-Submission Draft. Habitats Regulations Assessment Report

through all aspects of decision making and delivery at the Garden Village. Policies which reflect the importance of this issue include those that address fossil fuel related transport, energy efficiency and delivery of green infrastructure.

4.184 In particular, Policies 1, 2 and 3 make a significant contribution to this SA objective as they are specifically geared towards climate change mitigation. Policy 1 requires that development at the Garden Village is resilient and adaptable to climate change. Decision making at the site should be informed by consideration for the flexibility, durability and adaptability of new development. The success of the Garden Village in perpetuity in relation to climate change mitigation is vital if carbon emissions targets are to be met and this is supported through Policy 2 which states that development should demonstrate net zero operational carbon on-site. Reduction of waste and increased rates of recycling as well as a move towards a more circular economy is supported through Policy 3, which should help to limit the use of raw materials.

4.185 The potential modal shift in transport patterns, which is facilitated through Policies 13, 14, 15 and 16, also makes a significant contribution to this SA objective as there is potential for the quantity of private car trips to be limited as the new Garden Village is delivered. Measures include support for public and active transport as well as electric vehicles. The policies are likely to be most effective in combination, as the range of alternative transport modes that would be delivered will meet a variety of travel needs, ensuring that the full potential for reduction of carbon emissions is realised.

4.186 The incorporation of wide coverage of green infrastructure into the Garden Village spatial framework (Policy 28) is also likely to contribute to the successful delivery of a climate change mitigation strategy as part of the AAP. It is noted that Policy 28 which guides the delivery of required development in the Garden Village area would also result in an overall increase in the number of journeys being made locally. However, the provision of neighbourhoods to be walkable and to allow for easy access to village and neighbourhood centres as well as services and facilities and employment opportunities could help to limit this increase. The provision of services and facilities and employment opportunities at Salt Cross is also likely to help support the self-containing nature of new development, reducing car dependency as residents will be less required to travel further afield. The overarching principle of developing a wide network of green infrastructure assets at the Garden Village is reinforced through Policy 7.

4.187 Although the AAP provides multiple contributions to the achievement of this SA objective, it is likely that some increase in carbon emissions will result considering the scale of growth to be delivered in the Garden Village. As such, some adverse impacts have been identified in relation to the

policies. Policies 18, 22, 28 and 30 make provision for the delivery of relatively high levels of residential, employment and commercial/business development and supporting infrastructure which is likely to increase travel and other fossil fuel dependent activities generally due to new residents and employees in the area as well as during construction.

4.188 Overall, a **cumulative mixed significant positive and minor negative effect** is expected in relation to SA objective 10: **climate change**.

SA objective 11: Water

4.189 The Garden Village site is not within a Source Protection Zone (SPZ). Pressures on water quality in the area are likely to result where new development would occur and result in increased amounts of impermeable surfaces. This could have effects relating to increased run-off of pollutants into waterbodies and pressures on wastewater infrastructure in the area.

4.190 It is expected that most of the policies in the AAP would not directly affect water quality or resources at the Garden Village or the surrounding area considering their narrow focus. The high level of development and supporting infrastructure on greenfield land supported through Policies 18, 22, 28 and 30 would, however, greatly increase the area of impermeable surfaces.

4.191 Many elements of the AAP support the incorporation of green infrastructure as new development is delivered and therefore positive effects may also result in terms of local water quality and resources. This includes Policy 28 (for which adverse effects have also been identified) which sets out the illustrative spatial framework and Policy 7, which seeks to incorporate the principles of green infrastructure provision at the Garden Village.

4.192 Elements of the AAP which most directly address protection of water resources and the wider water environment in the area include Policies 10 and 11. These policies seek to promote an integrated approach to water management, including a comprehensive sustainable drainage strategy and the achievement of a high level of water efficiency at new development. The overall approach to the protection of environmental assets at the Garden Village, set out through Policy 11, also includes consideration for water pollution.

4.193 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 11: **water**.

SA objective 12: Flooding

4.194 The site for the Garden Village falls mostly within Flood Zone 1 and development is due only to take place within that area. Development at the Garden Village site is therefore not

expected to greatly increase the number of homes, businesses and other uses which are at risk from flooding from fluvial sources. The high amount of development and supporting infrastructure supported through policies 18, 22 and 28 would result in mostly greenfield land take, with an associated increase in the area of impermeable surfaces and surface water run-off. Policy 30 allows for infrastructure to be delivered in line with the IDP, which also includes infrastructure that could help to mitigate flood risk in the area, therefore this element of the AAP is likely to have both beneficial and adverse impacts in terms of flooding.

4.195 The illustrative spatial framework for the Garden Village provided through Policy 28 sets out the specific distribution of development to incorporate substantial areas of green infrastructure, including large areas of green space to the north and west. It is expected that in combination with Policy 7 which sets out the approach to green infrastructure at Salt Cross, these elements of the AAP would be of particular importance in terms of enabling infiltration of surface water.

4.196 Policy 10 most directly addresses flood risk at the Garden Village. Requirements include the application of the sequential test for fluvial flooding to inform the siting of development and consideration to be made for other potential sources of flood risk. The use of natural flood management techniques and a sustainable drainage strategy is particularly supported at the Garden Village through this policy.

4.197 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 12: **flood risk**.

SA objective 13: Biodiversity and geodiversity

4.198 The AAP allows for the delivery of a high level of growth at the Garden Village which has the potential for adverse effects on biodiversity and geodiversity. 2,200 homes and 40ha employment land are to be provided at the site alongside infrastructure to support this growth, as set out by Policies 18, 22, 28 and 30.

4.199 Development is likely to result in a high amount of greenfield land take which may contribute to habitat loss and fragmentation in the area. Furthermore, pressures associated with this level of development, such as recreation and transport, may cause habitat and species disturbance. Impacts may occur as additional light, noise and air pollution result from construction of development and as that development is occupied. The Garden Village is in relatively close proximity to South Freeland Meadows and City Farm Local Wildlife Sites, as well as a number of areas of ancient woodlands to the north and therefore there is potential for the development to result in specific effects in relation to these sites.

4.200 However, the Garden Village is to be delivered in line with the illustrative spatial framework set out through Policy 28 which intersperses development with significant amounts of green infrastructure. Habitat connectivity and some element of habitat provision is therefore likely to result at the site. The illustrative spatial framework allows for large areas of green space to the north and west of Salt Cross which is expected to take the form of a country park. This provision could act as a buffer towards open countryside and the areas of ancient woodland and local wildlife sites further to the north. The mitigating effect which may result through the incorporation of green infrastructure is likely to be further achieved through Policy 7. This element of the AAP sets the overarching principle of accommodating a high-quality network of green and blue infrastructure at the Garden Village. Furthermore, the development of the Garden Village is to be supported by the preparation of a Green Infrastructure Strategy.

4.201 Policies 9, 10 and 11 are likely to mitigate adverse impacts in terms of biodiversity and geodiversity with potential to result in enhancements at the site. Policy 9 requires development at the Garden Village to achieve a net gain in biodiversity of 25%. The protection of the water environment is addressed through Policy 10 with net biodiversity gain potentially being achieved through the SuDS strategy for major planning applications. Policy 11 provides an overarching protection of environmental assets at the Garden Village including in relation to minimising emission of pollutants. Particular consideration is given through this policy for the Oxford Meadows SAC in terms of air pollution.

4.202 The Salt Cross Garden Village AAP has also been subject to HRA. This included air quality modelling to assess the potential adverse effects on the integrity of the Oxford Meadows SAC. The HRA²⁵ concluded that the AAP will not result in adverse effects on the integrity of the Oxford Meadows SAC as a result of air pollution, either alone or in combination with other plans and projects.

4.203 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 13: **biodiversity and geodiversity**.

SA objective 14: Landscape

4.204 It is expected that the level of growth set out through Policies 18, 22, 28 and 30 could have detrimental impacts in terms of landscape character in the area surrounding the Garden Village. This allows for around 2,200 new homes and about 40ha of business land at Salt Cross as well as supporting infrastructure including roads and social provisions. The land at the Salt Cross site is currently mostly undeveloped

²⁵ LUC (July 2020) *Salt Cross Garden Village Area Action Plan: Pre-Submission Draft. Habitats Regulations Assessment Report*

and of a rural and open character. It includes areas which have been identified as being of 'medium-high' sensitivity in terms of landscape.

4.205 Policy 27 requires that new development is in line with national garden village principles. Development is also required to achieve a high quality of design. It should also help to contribute to a distinct sense of place. It is expected that an approach which is guided by these principles will be respectful of local landscape character and could provide opportunities for enhancement.

4.206 The illustrative spatial framework for development at the Garden Village is set out through Policy 28. This framework allows for the incorporation of substantial elements of green infrastructure within the new development. This includes extensive green space to the north and west which is expected to take the form of a country Park, to avoid a hard development edge towards the open countryside.

4.207 Policy 29 directly addresses the issue of design quality at the Garden Village and therefore is likely to support development which is respectful of local character and may allow for enhancements. This policy includes a requirement that building and street arrangements and building materials are appropriately considered as part of the design process.

4.208 The principles of green infrastructure are further incorporated in the AAP through Policy 7. This approach is likely to help maintain areas of green space, which are likely to incorporate important features in the landscape to the benefit of the existing landscape character. This policy furthermore sets the expectation that a landscape-led approach to development will be adopted.

4.209 Overall a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 14: **landscape**.

SA objective 15: Historic environment

4.210 Policies 18, 22 and 28 would support the delivery of a relatively high level of growth over the plan period including 2,200 new homes and 40 ha of employment land, as well as the illustrative spatial framework for that development. Policy 30 requires that appropriate investment in infrastructure is achieved, which may potentially have additional impacts on the existing character and historic environment of the District. The Garden Village contains or is in close proximity to a number of listed buildings including those at City Farm, and development has the potential to adversely impact upon the significance of the setting of such assets.

4.211 However, the AAP contains policies which are likely to help mitigate adverse impacts and could potentially result in enhancement of local character and the setting of heritage assets. Policy 27 sets out the key development principles of

the AAP which are not only informed by the garden village principles, but require that development at Salt Cross is of a high quality standard of design that contributes to a distinct sense of place.

4.212 Policy 29 supports a high quality of design at the Garden Village, with new developments to be supported and informed by a design code. The design of new development is to be informed by key references including the National Design Guide, the West Oxfordshire Local Plan and Design Guide and best practice. Encouragement of such an approach will deliver new development which respects the setting of heritage assets in the area.

4.213 Policy 12 directly addresses the protection of the historic environment as new development is delivered to Salt Cross. This includes the protection of designated heritage assets. New development should be supported by a Conservation Management Plan which should consider the significance of relevant heritage assets which will outline a suitable and appropriate strategy for future use, management and maintenance of the heritage asset.

4.214 Overall a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 15: **historic environment**.

SA objective 16: Employment

4.215 By setting out the principle for delivering around 40ha of business land (including approximately 80,000m² of employment floorspace) at the Salt Cross Garden Village Policy 28 is likely to support a substantial number of new jobs for residents in the area.

4.216 The illustrative spatial framework in Policy 28 also provides residents with access to the A40 at two points. The new business land to be provided at Salt Cross is located in close proximity to the proposed park and ride facility. The siting of new growth will also provide residents with easy access to this new business land as well as to the new village centre and neighbourhood centres which are to be accommodated at the site. The Garden Village is to be delivered in a manner which will allow for opportunities for walking and cycling (including to the new Science and Technology Park, the park and ride facility and the new village and neighbourhood centres). This approach will help make employment uses particularly accessible for new residents.

4.217 The provision of employment uses at the new Science and Technology Park will be supplemented by additional small scale job growth in the Garden Village, which is supported by Policy 19. The support Policy 20 provides for home working in Salt Cross will also support access to suitable employment opportunities for a wide range of residents, including those with younger families or caring responsibilities. Policy 21 will

help to ensure the 'work readiness' of the local population by requiring that major planning applications are supported by Community Employment Plans (CEPs). Through measures which may result as part of CEPs (such as apprenticeships and other training initiatives) local people are more likely to be able to gain access to higher value employment opportunities.

4.218 It is expected that the spatial distribution of employment land that is readily accessible for a high number of residents (as set out through Policy 28) will be complemented by Policies 15, 16 and 17 in particular. These elements of the AAP will help to secure the effective integration of the proposed Eynsham park and ride facility as well as suitable accessibility to bus stops and provision of associated infrastructure such bus lanes along the A40. Policies 16 and 17 require development proposals to be supported by and accord with travel plans which are to encourage safe, healthy and sustainable travel in the area. These policies would therefore help to ensure greater mobility for residents, both in terms of employment opportunities within the Garden Village and further afield.

4.219 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 16: **employment**.

SA objective 17: Economic growth

4.220 It is expected that Policy 28 would have a particular benefit in terms of supporting economic growth at the Garden Village. This policy sets out the principle of delivering around 40ha of business land (including approximately 80,000m² of employment floorspace) at the Garden Village which is likely to provide businesses with space to grow in the area. This policy also allows for two access points to the A40 and suitable links through the Garden Village which is likely to help promote and make the area accessible to potential employees as well as those considering investing in the area.

4.221 Policies 18 to 21 are also expected to result in positive effects in terms of securing inward investment and long-term economic growth at the site. Policy 18 sets out that the Garden Village will incorporate a new Science and Technology Park for the purposes of 'science, technology and

high-tech related' B-class business floorspace. The supporting text of the policy highlights that this land will be in a prominent location close to the A40. The accessibility of the Science and Technology Park and the high quality of design which is to be achieved at this development is likely to help encourage inward investment from sectors of importance to the County including advance engineering.

4.222 Policy 19 will allow small scale and flexible business space as well as commercial uses that would support economic growth beyond the 40ha science park. The flexible nature of this type of provision is likely to help encourage emerging business as well those of smaller scale.

4.223 Policies 20 and 21 would help to promote the ability of residents to benefit from homeworking at Salt Cross and also allow for skills development among residents as supported by a CEP. Measures which would benefit local people and young people in particular may include apprenticeships, traineeships and engagement initiatives with education providers in the area. The positive impact in terms of supporting the training of residents and supporting 'work-readiness' is likely to be particularly beneficial in terms of encouraging the re-location of high-quality jobs to the Garden Village.

4.224 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 17: **economic growth**.

In-combination effects

4.225 The cumulative effects described above present the potential for the Garden Village AAP to give rise to in-combination effects with other development planned in West Oxfordshire and areas outside of the District which are in close proximity to the Garden Village site, i.e. development planned at Oxford City, Vale of White Horse and Cherwell. There is also potential for in-combination effects with county-wide initiatives such as transport infrastructure projects within Oxfordshire County. **Table 4.12** provides a summary of development proposed in other plans within and around West Oxfordshire which has potential to result in in-combination effects with the development proposed at Salt Cross Garden Village.

Table 4.12: Summary of development with potential to result in in-combination effects with proposals for the Garden Village

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
The Garden Village site is in close proximity to the village of Eynsham which lies immediately to the south of the A40.		
Eynsham Neighbourhood Plan 2018 – 2031	The Eynsham Neighbourhood Plan was submitted for examination and in July 2019 was found “subject to the recommended modifications, [to] meet the basic conditions.” In January 2020, a local referendum was undertaken on the Neighbourhood Plan and a majority voted in favour of the plan coming into force. The Eynsham Neighbourhood Plan has now been made, following a Regulation 19 Decision Statement from West Oxfordshire District Council. The Plan contains a number of planning policies and the vision for the future of the village up to 2031.	The Plan does not set out areas for development in village but instead contains planning requirements that new proposals should meet. These relate to protection of environmental receptors and the village centre, how the provision of different use types should be considered, design considerations and the provision of supporting infrastructure. The Plan also identifies Local Green Space for protection and sets out guidance for the delivery of new settlements as well as Strategic Development Areas at the village area. As such, the Plan will set part of the material planning considerations for the development at the Garden Village and the urban extension to the west of Eynsham.
The land to the north and west of the Garden Village site lies within West Oxfordshire . The A40 along which the Garden Village lies leads to the settlement of Witney to the west within approximately 7.0km.		
West Oxfordshire Local Plan 2031	The West Oxfordshire Local Plan was adopted in September 2018. It sets out the overall planning framework for the District from 2011 – 2031.	The West Oxfordshire Local Plan makes provisions for at least 15,950 homes in the period 2011 – 2031 across the District. These are distributed between: the Witney sub-area (4,702 homes) the Carterton sub-area (2,680 homes), the Chipping Norton sub-area (2,047 homes), the Eynsham – Woodstock sub-area (5,596 homes) and the Burford – Charlbury sub-area (774 homes). The indicative distribution for the Eynsham - Woodstock sub-area includes 2,750 homes to provide for Oxford's unmet housing need. This takes in the housing at the new Garden Village as well as the strategic urban extension to the west of Eynsham. The development of the urban extension is identified as an SDA in the Local Plan to accommodate 1,000 new homes. This development is to be guided by a SPD which the Council is currently preparing along within its own SA. Significant sites which have been allocated at Witney include East Witney SDA (450 homes) and North Witney SDA (1,400 homes).
Parts of the Vale of White Horse lie to the south of the Garden Village site.		
Vale of White Horse Local Plan 2031 Part 1: Strategic Sites and Policies and Local Plan 2031 Part 2: Detailed Policies and Additional Sites	The Local Plan Part 1 was adopted in December 2016. The Local Plan Part 2 was concluded to be ‘sound’ by the Inspector in June 2019 with the process of adoption to be made at a future meeting with Full Council. Local Plan Part 1 sets out the ‘spatial strategy’ and strategic policies for the District to deliver sustainable development. Local Plan Part 2 complements Local Plan Part 1 and sets out policies and locations for housing for the Vale’s proportion of Oxford’s housing need which cannot be met within the City boundaries up to 2031.	The Local Plan Part 1 identifies the overall number of new homes and jobs required up to 2031. The housing requirement for the full plan period up to 2031 is set out as 20,560 homes. Homes are to be apportioned to the following sub areas: South East Vale (9,055 homes), Western Vale (1,650 homes) and Abingdon-on-Thames and Oxford Fringe (1,790 homes). The Abingdon-on-Thames and Oxford Fringe Sub Area takes in land which is within 2km of the Garden Village site boundary. Of the sites identified to accommodate new housing North of Abingdon-on-Thames is the largest with 800 homes. Housing is also be accommodated at sites North-West of Abingdon-on-Thames (200 homes), East of Kingston Bagpuize with Southmoor (280), North-West of Radley (240 homes) and South of Kennington (270 homes). Within the Abingdon-on-Thames and Oxford Fringe Sub Area the most significant delivery of new homes (1,200) set out in the Local Plan Part 2 is to be made through the release of Green Belt land at Dalton Barracks. This development is to be supported by the provision of new services and facilities. The Local Plan Part 2 also sets out the additional development sites of North of East Hanney (80 homes), North-East of East

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
		Hanney (50 homes) and East of Kingston Bagpuize with Southmoor (600 homes).
Development within Oxford City lies to the east of the Garden Village site within 7.0km. The A40 provides a direct link between these two locations.		
Oxford Local Plan 2016-2036	The Oxford Local Plan was adopted in June 2020. The document sets out the shape of the city up to 2036.	The Oxford Local Plan sets out to deliver at least 10,884 new homes within the city boundary over the plan period from 2016 to 2036.
Northern Gateway Area Action Plan	The Plan was adopted in July 2015 and supports the delivery of the Oxford Core Strategy 2026 allocation. It contains policy to guide the future development of the site which is in the north of Oxford City in the Wolvercote ward at the junction of the A40, A44 and A34.	The AAP makes provision for 90,000m2 of employment land (restricted to the science, research and development fields) and 500 new homes.
Barton Area Action Plan	The Plan was adopted in December 2012 and work has commenced on the early phases of the development at the site. This is a key site for new housing is located in the north east of Oxford City between Barton and Northway along the A40.	The site is allocated as a strategic location for mainly residential development which will provide 800 to 1,200 new homes.
Some of the land to the east and north east of the Garden Village site lies within Cherwell . The A40 runs within the southern area of the District and connects to the A34 which provides access to Kidlington to the north.		
Cherwell Local Plan 2011 – 2031 (Part1) Partial Review – Oxford’s Unmet Housing Need	The Local Plan Partial Review is in preparation to help meet the unmet housing needs of Oxford. It was submitted for formal examination in March 2018. The Council has recently received the Inspector’s Report and adoption of the document likely to be imminent.	To help meet Oxford's unmet housing needs the Plan identifies the requirement to deliver 4,400 homes to help meet by 2031. This includes the allocation of land at East of Oxford Road, North Oxford (650 homes); West of Oxford Road, North Oxford (530 homes); South East of Kidlington (230 homes); Stratfield Farm, Kidlington (100 homes); East of the A44, Begbroke (1,950 homes); and West of Yarnton (530 homes). These sites are in the southern portion of the district towards Oxford City. Development at North Oxford, Kidlington and Begbroke are along routes which lead to the A40 and are in closest proximity to the Garden Village site. The allocation of land to the South East of Woodstock for 410 homes (which to the south of the district) was also included in the Proposed Submission Local Plan. However, the inspector advised in a Post-Hearings Advice Note that to make the Plan sound the policy which allocated this land should be deleted.
The Cherwell Local Plan 2011 – 2031 (Part 1)	The Cherwell Local Plan (incorporating Policy Bicester 13 re-adopted in December 2016) was originally adopted in July 2015. The Local Plan sets out strategic planning policies for development and the use of land in the district.	The Local Plan requires the delivery of 22,840 additional dwellings between April 2011 and March 2031. The majority of the new development over this period is to be provided at Bicester (10,129 homes) and Banbury (7,319) with 5,392 homes to be spread throughout the rest of the district including Kidlington. In total, in addition to the rural allowance for small site windfalls, 750 homes are to be delivered at Category A villages which includes Kidlington. As part of meeting the employment needs of the plan area small scale Green Belt reviews are identified near Kidlington at Langford Lane /Oxford Technology Park/ London –Oxford Airport and Begbroke Science Park.
Connecting Oxfordshire: Local Transport Plan 2015-2031	The Local Transport Plan (LTP) was agreed by full council in September 2015 and was subsequently updated in 2016. It sets out Oxfordshire County Council’s policy and strategy for developing the transport system in Oxfordshire up to	The LTP highlights potential future improvements for the A40 route. These include the County Council’s securing of funding for proposals to improve Wolvercote roundabout and Cutteslowe roundabout in the north of Oxford City. The Oxford Transport Strategy is developing proposals which could include improvements to Peartree Interchange, a new access

Plan	Progress	Development proposed with potential for in-combination effects with development at Garden Village
	2031.	route and a Strategic Link Road between A40 and A44. Public transport improvements along the A40 corridor are also to be funded by 2021. The LTP identifies that these improvements are unlikely to wholly resolve the current capacity issues on A40 let alone deal with the impact of future developments in West Oxfordshire. To address any residual adverse impacts relating to capacity issues at the A40, a long-term strategy for improving the route is currently being developed.
The Oxfordshire Plan 2050	The six Oxfordshire authorities – Cherwell District Council, Oxford City Council, Oxfordshire County Council, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council - have committed to producing a joint statutory spatial plan (JSSP), known as the Oxfordshire Plan 2050. The JSSP is to be submitted to the Planning Inspectorate for independent examination by January 2022.	N/A – no strategic development locations have been put forward at this stage.

4.226 In combination with the level of housing and employment development proposed for the Garden Village, development set out in the various local plan documents reinforces the significant positive effect already identified for the AAP in relation to SA objective 1: **housing**, as well as SA objective 16: **employment** and SA objective 17: **economic growth**.

4.227 The delivery of a relatively high level of growth at the Garden Village and in the surrounding area will result in the development of a high substantial amount of greenfield land. This is likely to include areas of Grade 2 and Grade 3 agricultural land, including the area identified at the Garden Village site. As such, the significant negative effect already identified in relation to SA objective 7: **land use** remains when considering in-combination effects.

4.228 It is also likely that the level of growth expected in-combination, which will involve the development of large areas of currently undeveloped land as well as the intensification of uses at other sites, will have impacts in terms of the existing character of the area, in relation to both landscape and the historic environment. As such there is potential for the minor negative effect identified in relation to SA objective 14: **landscape** and SA objective 15: **historic environment** to become significant in-combination. However, there is potential that development will provide opportunities to improve local character through appropriate landscape design, the incorporation of green infrastructure and bringing brownfield land back into uses. Mitigation is also likely to be achieved in some cases in line with policies set out in the surrounding area's local plan documents.

4.229 The transport improvements set out for the A40, which are identified in the LTP, include sustainable transport improvements such as the new park and ride site proposed at

the Garden Village. These improvements are expected to help limit the potential for adverse impacts in terms of air quality and release of greenhouse gases in the area.

4.230 The A40 leads directly to the City of Oxford AQMA to the east. The LTP has highlighted that despite the proposed improvements to the route, some capacity issues at the A40 are likely to remain. These residual effects are expected, pending the development of future strategies for this route, with consideration for the high level of growth to be accommodated within West Oxfordshire. There is potential for congestion to be an outstanding issue at the A40 due to the increasing number of residents who will use this route for commuting and to access services and facilities on a day to day basis. A number of A40 Corridor schemes are to be delivered to encourage greater use of sustainable and active modes of transport for trips. Policy 17 of the AAP requires contributions to improvements for this route and development to be aligned and integrated with the A40 Corridor Strategy. Despite these measures contributing positively to capacity issues at the A40, it is expected that the increased number of cars making use of this route would still have implications in terms of air pollution, although this will be dependent in part on the uptake of sustainable transport options by residents. Development at the Garden Village in combination with the surrounding areas has the potential to increase the minor negative effect for SA objective 9: **air quality** to significant.

4.231 The loss of greenfield land to development at the Garden Village location combined with development proposed in surrounding areas has the potential to result in fragmentation of existing habitats and impacts on biodiversity. Particular consideration is given to the Oxford Meadows SAC in terms of its sensitivities to changes in air quality. Development supported at the Garden Village in combination

with development at larger strategic sites and any subsequent incremental changes within the surrounding districts has the potential to increase traffic volumes in the area, with associated emission of air pollutants. However, the HRA undertaken for the AAP has concluded that the AAP will not result in adverse effects on the integrity of the Oxford Meadows SAC as a result of air pollution, either alone or in-combination with other plans and projects. The minor negative identified in relation to SA objective 13: **biodiversity and geodiversity** therefore has the potential to be significant although the effect is unlikely to relate to potential impacts on the SAC.

4.232 Service provision is another important factor for consideration when delivering high levels of new growth in any area. The level of growth proposed at the Garden Village site and the surrounding areas has the potential to result in local service provision becoming overloaded. This could give rise to adverse impacts in terms of SA objective 2: **health and well-being**, SA objective 3: **inclusive communities** and SA objective 4: **education** as well as SA objective 6: **access to services and facilities**. Mitigation, however, is contained in the policies of the relevant local plan documents, and within the AAP itself. It is expected that these policies would help to ensure new services and facilities are delivered in a timely manner to provide new residents with suitable access to the facilities they need.

Chapter 5

Monitoring

5.1 The SEA Regulations require that “*the responsible authority shall monitor the significant environmental effects of the implementation of each plan or programme with the purpose of identifying unforeseen adverse effects at an early stage and being able to undertake appropriate remedial action*” and that the environmental report should provide information on “*a description of the measures envisaged concerning monitoring*”. Monitoring proposals should be designed to provide information that can be used to highlight specific issues and significant effects, and which could help decision-making.

5.2 Monitoring should be focused on the significant sustainability effects that may give rise to irreversible damage (with a view to identifying trends before such damage is caused) and the significant effects where there is uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be taken. In line with a precautionary approach, those SA objectives against which no significant adverse effects have been identified but uncertainty is recorded have been included in the monitoring framework.

5.3 Significant adverse effects and/or uncertain effects have been identified against all SA objectives except the following:

- SA objective 2: Health and well-being;
- SA objective 3: Inclusive communities;
- SA objective 5: Crime;
- SA objective 6: Services and facilities;
- SA objective 8: Waste;
- SA objective 11: Water; and
- SA objective 12: Flooding.

5.4 **Table 5.1** overleaf sets out a number of suggested indicators for monitoring the potential sustainability effects of implementing the AAP. The final column of the table shows policies in the AAP for which a significant negative effect has been recorded which may allow for monitoring to focus on these policies. It should be noted that in the interest of brevity, this column does not include policies for which overall uncertain effects have been recorded given the large number of uncertainties reported during the SA.

5.5 The monitoring framework and relevant indicators from West Oxfordshire Local Plan have been used as a starting point for the monitoring framework in this SA Report. It is

noted that some of the indicators are more applicable at a district level as they relate to the Local Plan rather than the smaller area covered by the AAP. As such the indicators from the West Oxfordshire Local Plan monitoring framework have been refined in some instances to relate better to the potential sustainability effects of the AAP.

5.6 The delivery and monitoring framework proposed in the Pre-Submission AAP has been used to incorporate more specific monitoring indicators which may be more appropriate at the local level.

5.7 The data used for monitoring in many cases will be provided by outside bodies. Information collected by other organisations (e.g. the Environment Agency) can also be used as a source of indicators. It is therefore recommended that the Council continues the dialogue with statutory environmental consultees and other stakeholders that has already been commenced, and works with them to agree the relevant sustainability effects to be monitored and to obtain information that is appropriate, up to date and reliable.

Table 5.1: Proposed Monitoring Framework for the Salt Cross Garden Village AAP

SA objectives	Proposed monitoring indicators	Policies for which significant negative effects have been identified
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<ul style="list-style-type: none"> ■ Total number of residential completions in the period to 2031 and on a per annum basis. ■ Total number of affordable homes completed in the period to 2031 and on a per annum basis. ■ Proportion of residential completions by type and tenure. ■ Proportion of residential completions by size. ■ Proportion of homes built to accessible and adaptable housing standards. ■ Proportion of new homes built as wheelchair adaptable dwellings. ■ Proportion of serviced plots provided / taken up for the purposes of self/custom build. ■ Number of empty homes. ■ Build out rate of each phase and across the overall site. 	N/A
4. Improve education and training	<ul style="list-style-type: none"> ■ Number of training, skills and job opportunities facilitated as a result of a Community Employment Plan (CEP). ■ Number of school places in the local area. ■ Provision of learning opportunities and engagement of residents in management of biodiversity assets. ■ Rates of educational attainment in the local area. 	N/A
7. Improve the efficiency of land use	<ul style="list-style-type: none"> ■ Average density of development. ■ Amount of 'undeveloped' and 'developed' land as a proportion of the overall site area. 	<ul style="list-style-type: none"> ■ Core Objectives GV23 to GV27 ■ Policy 21: Salt Cross Science and Technology Park ■ Policy 22: Small-scale commercial opportunities and flexible business space ■ Core Objectives GV29 to GV32 ■ Policy 25: Housing delivery ■ Policy 31: Land uses and spatial framework
9. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> ■ Percentage car use. ■ Air quality - including impacts on nearby AQMAs and Oxford Meadows SAC. 	<ul style="list-style-type: none"> ■ Policy 31: Land uses and spatial framework

SA objectives	Proposed monitoring indicators	Policies for which significant negative effects have been identified
	<ul style="list-style-type: none"> ■ Percentage of travel by walking or cycling. ■ CIL / S106 funding allocated for sustainable transport projects. ■ Number of travel plans produced. ■ Proportion of parking spaces provided with electric vehicle charging infrastructure available. ■ Trip generation – internal and external trips (different modes). ■ Mode split – internal and external trips. ■ Public transport patronage figures. ■ Proportion of home working taking place within Salt Cross. ■ Levels/rates of out-commuting. 	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<ul style="list-style-type: none"> ■ Proportion of residential and non-residential development built to 'zero carbon' standards. ■ Percentage car use. ■ Percentage of travel by walking or cycling. ■ CIL / S106 funding allocated for sustainable transport projects. ■ Number of travel plans produced. ■ Total capacity of renewable energy generation secured. ■ Proportion of parking spaces provided with electric vehicle charging infrastructure available. ■ Trip generation – internal and external trips (different modes). ■ Mode split – internal and external trips. ■ Public transport patronage figures. ■ Improvements (or beneficial changes) to ecosystem services – using the emerging Defra/Natural England Eco-metric to measure changes in ecosystem services. ■ Successful energy strategies submitted in support of planning applications that align with key performance indicators (KPIs) for a target of net-zero carbon development. ■ Proportion of home working taking place within Salt Cross. ■ Levels/rates of out-commuting. 	<ul style="list-style-type: none"> ■ Policy 31: Land uses and spatial framework
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<ul style="list-style-type: none"> ■ Achieved net gain in biodiversity – measured using the TVERC Biodiversity Impact Assessment Calculator. ■ Changes in biodiversity/ geodiversity assets including condition of Oxford Meadows SAC, area of protected sites, records of priority species and habitats. ■ Building with Nature – accreditation achieved. ■ Improvements (or beneficial changes) to ecosystem services – using the emerging Defra/Natural England Eco-metric to measure changes in ecosystem services. ■ Quantity of GI provided on-site. ■ Obtaining Green Flag Award for the Biodiverse Country Park. ■ Amount of different green spaces provided and the related multi-functional benefits. ■ Number of "mini" nature reserves or wildlife sanctuaries 	<ul style="list-style-type: none"> ■ Policy 21: Salt Cross Science and Technology Park ■ Policy 25: Housing delivery ■ Policy 31: Land uses and spatial framework

SA objectives	Proposed monitoring indicators	Policies for which significant negative effects have been identified
	<p>created within GI network.</p> <ul style="list-style-type: none"> ■ Amount of additional habitat created/land managed for biodiversity as part of the Nature Recovery Network. ■ Number of off-site farmland birds. ■ Great crested newt population. ■ Condition survey of Local Nature Reserves (and Local Wildlife Sites). 	
14. Conserve and enhance landscape character	<ul style="list-style-type: none"> ■ Percentage of new development in the areas identified as having moderate-high sensitivity according to the landscape and visual assessment for the Garden Village site. 	<ul style="list-style-type: none"> ■ Policy 21: Salt Cross Science and Technology Park ■ Policy 25: Housing delivery ■ Policy 31: Land uses and spatial frameworkPA16: Housing delivery
15. Conserve and enhance the historic environment	<ul style="list-style-type: none"> ■ Financial contributions secured through development to secure heritage assets. ■ Conservation Management Plan prepared, approved and successfully implemented. ■ Mitigation strategy prepared, approved and successfully implemented. ■ Level of community engagement in historic environment. 	<ul style="list-style-type: none"> ■ Policy 21: Salt Cross Science and Technology Park ■ Policy 25: Housing delivery ■ Policy 31: Land uses and spatial frameworkPA16: Housing delivery
16. Maintain high and stable levels of employment	<ul style="list-style-type: none"> ■ Amount of employment land (B-class) completed in the period to 2031 and on a per annum basis. ■ Amount of other 'commercial' land completed in the period to 2031 and on a per annum basis. ■ Number of new job opportunities created in the period to 2031. ■ Levels of home working. ■ Number of training, skills and job opportunities facilitated as a result of a Community Employment Plan (CEP). ■ Amount/proportion of small-scale commercial and flexible business space provided as part of the overall mix of development. ■ Amount/proportion of flexible co-working space provided and occupied. 	N/A
17. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> ■ Amount of employment land (B-class) completed in the period to 2031 and on a per annum basis. ■ Amount of other 'commercial' land completed in the period to 2031 and on a per annum basis. ■ Number of new job opportunities created in the period to 2031. ■ Levels of home working. ■ Number of training, skills and job opportunities facilitated as a result of a Community Employment Plan (CEP). ■ Amount/proportion of small-scale commercial and flexible business space provided as part of the overall mix of development. ■ Amount/proportion of flexible co-working space provided and 	N/A

SA objectives	Proposed monitoring indicators	Policies for which significant negative effects have been identified
	occupied.	

Chapter 6

Conclusions

6.1 The Salt Cross Garden Village AAP: Pre-Submission document (July 2020) has been subject to a detailed sustainability appraisal against the SA objectives which were developed at the scoping stage of the SA process. This includes the appraisal of the policies included in the Pre-Submission document (in **Chapter 4**), as well as preferred policy approaches included in the Preferred Option documents (July 2019) and the options considered for inclusion which emerged from the AAP Issues Paper (June 2018) – see **Appendix E and Appendix D** respectively.

6.2 The AAP makes provision for a relatively high level of housing at the Garden Village up to 2031, although it is noted that the indicative housing delivery trajectory suggests that overall completion of new homes at Salt Cross would take place around 2034/35. New employment development is also to be delivered at the Garden Village including the 40ha Salt Cross Science and Technology Park.

6.3 The AAP takes a commendable approach to promoting sustainable development. The document has been drafted to align with garden village principles, while also detailing an approach which seeks to achieve net zero carbon development, 'zero-waste', biodiversity net gain and a relatively self-contained community in which long term maintenance and stewardship can be fostered.

6.4 The SA has identified generally significant positive effects in relation to housing provision as well as employment and economic growth. The illustrative spatial framework set out for the Garden Village in combination with the new growth to be delivered are also expected to provide new residents with a good level of access to services and facilities.

6.5 The delivery of new development at Salt Cross is required by the AAP to be supported by the timely provision of new community infrastructure in line with the emerging Eynsham Area Infrastructure Delivery Plan (IDP)²⁶. This approach is to include provision of new services and facilities (such as a new 3 form-entry primary school, new secondary school provision, and other community and commercial uses) to prevent existing services and facilities from being put under unreasonable strain as the development is occupied. The layout of the Garden Village is expected to help promote a highly walkable environment, meaning that modal shift (with a

²⁶AKU for West Oxfordshire District Council (July 2020) *Updated Draft Eynsham Area Infrastructure Delivery Plan*

potential emphasis on active modes) may be achieved as the area is developed.

6.6 A relatively large amount of greenfield land take is needed in order to deliver the level of growth supported. As such, the potential for adverse impacts relating to environmental considerations such as landscape and heritage as well as biodiversity and geodiversity has been identified. While the Garden Village is to be delivered in a manner which supports sustainable transport and limits dependency upon travel by private vehicle, increased numbers of journeys in the area may also result as new homes are occupied and new businesses are established at the new science park. The provision of development which is likely to result in some increase in the number of trips along the A40 which already experiences high volumes of traffic²⁷ could contribute to congestion on this route. This is to be mitigated through the promotion of modal shift and delivery of public transport infrastructure (including the new Park and Ride facility) set out through the AAP. Furthermore, the AAP includes the requirement that development should be aligned with the A40 Corridor Strategy and proposed A40 Corridor improvements. These measures are expected to help limit the potential for impacts in terms of higher levels of carbon emissions and air pollutants in the area.

6.7 As the Garden Village development could have further impact in terms of air quality, particular consideration has been given to the Oxford Meadows SAC through a Habitats Regulations Assessment (HRA). Only a small proportion of the site is within the higher risk Flood Zones 2 and 3, or is at risk from surface water flooding, while parts of the east of the site are at high risk of flooding from groundwater with all other areas within the site having negligible flood risk. The AAP requires these areas to be protected mainly within the green and blue infrastructure network, thereby limiting the potential for overall increased flood risk. However, development of greenfield land for the Garden Village may also have adverse impacts in terms of flood risk and water resources.

6.8 To mitigate the potential adverse effects associated with delivering a new Garden Village and enhance positive effects, there are a number of policies in the AAP, along with policies in the adopted West Oxfordshire Local Plan 2031 which set out requirements for the way in which new development should be delivered. Policies in both the AAP and Local Plan which seek to protect the historic and environmental assets including biodiversity and landscape are expected to be of particular importance. The AAP supports the creation of new habitats at the site based on the Habitat Creation Guidance²⁸ provided by TVERC, with new proposals furthermore to be

supported by a Biodiversity Net Gain Strategy or equivalent as part of an overall approach to achieve 25% biodiversity net gain. Policies have been included in the AAP to support the incorporation of green infrastructure within the Garden Village. These will particularly benefit the aims of achieving biodiversity net gain and a landscape-led approach to development. Incorporating green infrastructure into the Garden Village design would also benefit flood risk and water quality.

6.9 The likely cumulative effects of the Pre-Submission AAP are described in **Chapter 4** of this SA Report. Potential significant positive cumulative effects are identified in relation to SA objectives 1: **housing**, 2: **health and well-being** 3: **inclusive communities**, 10: **climate change**, 16: **employment** and 17: **economic growth**.

6.10 These positive effects have been identified given that the relatively high level of housing to be provided at the Garden Village would help to meet the needs of both West Oxfordshire and Oxford. New housing would also be delivered to incorporate a suitable mix in terms of tenure and type. The effects also reflect the level of employment growth to be supported including the provision which is to be made for the new science park.

6.11 The illustrative spatial framework which sets out the pattern of development is likely to help encourage walking and cycling and would also provide residents with access to nearby services and facilities, including healthcare infrastructure as well as areas of greenspace. Policies are also included to support the incorporation of on-site renewable energy generation as well as the use of materials, technologies and designs which will promote energy and water efficiency and climate resilience at Salt Cross. The beneficial impacts relating to providing walkable development are likely to be complemented by the provision of supporting infrastructure at the Garden Village, which will include new social infrastructure. The Garden Village is therefore expected to be established to be relatively self-sustaining and will promote measures to support climate change mitigation and adaptation, as well as a healthy population.

Next steps

6.12 This SA Report will be available for consultation alongside the Pre-Submission AAP document from August to September 2020. Following the consultation on the Pre-Submission AAP document, the responses received, and the findings of the SA will be considered in preparation for Submission of the AAP for Examination.

²⁷ Wood on behalf of Oxfordshire County Council (2019) *Cotswolds Garden Village AAP & West Eynsham SPD: Developing the Transport Evidence Base*

²⁸ Thames Valley Environmental Records Centre (2020) *West Oxfordshire Garden Village Offsetting Guidance*

Appendix A

Consultation Comments Received on the SA for the Preferred Options and SA Scoping Letter

West Oxfordshire District Council undertook an eight week period of public consultation on the Preferred Options SA Report from August to October 2019. Details of the responses that were received as part of this consultation are shown in the table below.

Table A.1: Consultation comments received in relation to the Garden Village AAP Preferred Options SA Report

Consultee	Representation relating to	Comment	Action
Highways England	Policy Appraisal	The consultee stated that in the SA Report for the preferred options document, Preferred Approaches 28 (Public Transport) and 29 (Effective Use of Transport Network) are identified as potentially or confirmed minor negative impacts on land use, air quality, climate change, flooding, landscape and/or the historic environment. However, the sustainability effects of the transport related Preferred Approaches appear to be minor positive impact overall on the sustainability appraisal objectives as summarised in Table 4.10 Summary of SA findings for all of the preferred approaches of the AAP.	<p>The likely sustainability effects for Preferred Approaches 28 and 29 have been presented in Table 4.7 of the SA Report for the Preferred Options AAP, above the description of effects for policy approaches being considered. Table 4.10 re-presents these effects again together with the effects of all other preferred approaches in the plan. This allows for a consideration of the cumulative effects of the plan. The effects across these two tables are the same.</p> <p>The cumulative effects of the transport related Preferred Approaches alone have not been included in the SA Report given that these policies would not be read in isolation when planning decisions are being made for the Garden Village; instead all policies in the plan will be applicable and therefore it is appropriate to present the cumulative effects of all policies in the plan together.</p>
Oxfordshire County Council	Plans, Policies and Programmes	The consultee stated that summary of local plans, policies and programmes (paragraph 3.39 of the SA for the Preferred Options) contains no mention of the Oxfordshire Joint Municipal Waste Management Strategy that sets out the Council's ambitions for waste management in the county until 2030. The National Resources and Waste Strategy was also not included.	Comment noted – This SA Report now includes an updated summary of relevant local plans, policies and programmes which takes in the Oxfordshire Joint Municipal Waste Management Strategy and the National Resources and Waste Strategy in Appendix B.
	Sustainability Context	The consultee states that page 32 of the SA Report in relation to S10 includes text to describe that the amount of waste being collected is increasing. The consultee states that West Oxfordshire District Council saw very small total waste arisings in 2018/19 compared with 2017/18 and kg/dwelling figures increased by 5kg/head/year. This contrasts with the county that saw around an average 20kg/head reduction in the amount of waste collected /head in 2018/19 compared with the year before.	Comment noted – This SA Report includes updated baseline information for the plan area in Appendix C. The key sustainability issues for the plan area (Table 3.1) have also been updated to reflect the detail provided by the consultee.
	SA findings	The consultee stated that page 58 of the SA talks about ensuring space for bin storage. It is stated by the consultee that this should be both internal and external. The recognition of space for home composting (and therefore presumably space for local food growing) is	Comment noted – The AAP now requires through Policy 3 that major applications should be supported by a waste strategy to demonstrate how the core components of the circular economy have been taken into account which is to include the effective management of waste on or near

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Sustainability Appraisal for Salt Cross AAP

Consultee	Representation relating to	Comment	Action
		supported. It is also highlighted by the consultee that no mention is made of ensuring that there is adequate access for collection crews.	site.
	In-combination effects	The consultee stated that page 73(row 8) of the SA Report includes no reference to the Oxfordshire Joint Municipal Waste Management Strategy that sets out the Council's ambitions for waste management in the county until 2030.	Comment noted – Appendix B of the SA Report contains the updated policy context. Chapter 6 of the SA Report contains the updated in-combination effects which are now take this strategy into account.
	Monitoring	The consultee stated that page 100 of the SA Report should include indicators relating to household waste/head in order to monitor overall waste generation.	Comment noted – Chapter 5 of the SA Report presents the updated suggested monitoring indicators for the AAP. This now includes household waste per head.

The Council also received comments on the SA Scoping Letter for the AAP and SPD documents during the Scoping consultation held from November 2018 to January 2019. Details of the responses that were received as part of this consultation are shown in the table below.

Table A.2: Consultation comments received in relation to the SA Scoping Letter for the AAP and SPD (Nov 2018 - Jan 2019)

Consultee	Representation relating to	Comment	Action
Natural England Rebecca Micklem	Review of relevant plans, policies and programmes	The consultee has not reviewed the plans listed. However, the consultee advised that the following types of plans relating to the natural environment should be considered: <ul style="list-style-type: none"> ■ Green infrastructure strategies ■ Biodiversity plans, including the Oxfordshire Conservation Target Areas (see www.wildoxfordshire.org.uk) ■ Rights of Way Improvement Plans ■ River basin management plans ■ Relevant landscape plans and strategies including the Oxfordshire Wildlife and Landscape Study 	The review of relevant plans, policies and programmes has been updated in Appendix B of the SA Report to include reference to the Wytham Hill Conservation Target Area (CTA); State of Nature in Oxfordshire 2017; Oxfordshire Rights of Way Management Plan 2015-2025; Thames River Basin District River Basin Management Plan; and Oxfordshire Wildlife and Landscape Study.
	Baseline information	The consultee has provided a list of sources of local plan evidence on the natural environment.	The SA Report (Appendix C) contains baseline information which has been updated to reflect the local situation in which the AAP and SPD are to emerge, including reference to the evidence sources provided.
	Key sustainability issues	The consultee advised that the key sustainability issues should be updated to include reference to improving people's access to nature (be that to linear routes or open space).	Key sustainability issue S13 relating to biodiversity and geodiversity has been updated to reflect the consultee's comment. SA objective 13 already contains a sub-objective of "Provide and manage opportunities for people to come into contact with resilient wildlife places whilst encouraging respect for and raising awareness of the sensitivity of such locations" thereby seeking to address this issue.
	SA objectives	The consultee recognised that SA objective 7 includes a sub-objective to minimise impacts on soils, however they have advised that specific reference is made to the need to conserve best and most versatile soils as set out in para 170 of the NPPF.	The sub-objectives for SA objective 7 have been updated to reflect the consultee's comment.
Historic England Robert Lloyd-Sweet	Baseline information	The consultee stated that they are pleased to see the clear description of the historic environment baseline provided, which generally achieves a suitable level of detail for the site specific proposals that will be created by the plan documents. The consultee is also pleased to see the separation of the landscape and historic environment objectives into separate categories, which helps to provide a clearer consideration of the impacts of plan options on heritage assets and the historic environment.	Comment noted: no action needed.
	Garden Village principles	The consultee stated that they feel the baseline could be improved to provide detail that will help to inform plan proposals and, in particular that this might generate some clearer links between	The baseline information for the sustainability appraisal has been updated in Appendix C of this SA Report. The Garden Village Principles have been

Consultee	Representation relating to	Comment	Action
		<p>the objectives and Garden Village principles which appear 'light' in the area of integrating the inherited landscape with new development. In relation to Appendix C point 14 (i.e. SA objective 14) it is stated that the network of hedgerows with hedgerow trees that reflect the historic process of land ownership, division and management make an important contribution to the landscape character of both sites, as well as making an important contribution to the established ecology of the areas and deserves to be carefully integrated within the layout of new developments. The consultee would like to see "integrate existing green infrastructure including hedgerows, stream and ponds into the layout of new development" as a 'garden village principle'.</p>	<p>informed by those provided by the TCPA in the Garden City Standards for the 21st Century: Practical Guides for Creating Successful New Communities. The sustainability objectives have been informed in part by and are reflective of the SEA topics as well as at least one garden community principle/quality. The appraisal of policy approaches and spatial options for the SPD and AAP will use the SA objectives.</p> <p>While the principles set out by the TCPA do not contain direct reference to 'hedgerows, streams and ponds', it is considered more appropriate to update the sub-objectives for SA objective 14 so that the SA will address the consultee's concern. The sub-objectives for this SA objective now contain reference to the integration of development with hedgerows, stream and ponds.</p>
		<p>For SA Objective 15, the consultee stated that given the presence of a scheduled monument partly within one of the sites, and presence of sites with potential for archaeological interest elsewhere within the sites, it is expected that a 'garden village principle' should be included to reflect the objective to preserve and record archaeological remains. This would be to "preserve archaeological remains in situ and provide appropriate public access, either physically or intellectually". This would reflect the sub-objective set out, which the consultee has stated is well devised.</p>	<p>It is not the role of the SA to revise the garden village principles. Relevant garden village principles have been listed in Appendix C of the SA Scoping letter to demonstrate that the SA framework takes the garden village principles into account. As noted by the consultee, the sub-objectives for this SA objective already consider the preservation of archaeological remains as well as the promotion of appropriate access to the historic environment and therefore no further change is suggested to the sub-objectives for SA objective 15.</p>
	Baseline information	<p>The consultee stated that a more direct reference could be made to those views already identified as important through the emerging Neighbourhood Plan, in particular the views to St Leonard's Church tower from the meadows to the west of Eynsham and the views from footpaths and from Chilbridge Road towards Wytham Hill.</p>	<p>The baseline information has been updated to include reference to views identified as important through the emerging Neighbourhood Plan.</p>
Grosvenor Paul Comerford (AECOM)	Baseline evidence	<p>The consultee stated that the description of Eynsham was presented holistically and included both Garden Village and West Eynsham, and this may have been required to consider two sites cumulatively. However, the consultee contests that the baseline information should refer to the existing environmental, economic and social characteristics of the area likely to be affected by the AAP and SPD separately, and their likely evolution without implementation of new policies. As such it is stated that the two sites should be discussed separately to avoid confusing the detail of the context and sensitivities of the two distinct sites. The relationship between the two sites should be recognised, but the two sites are coming forward separately, should not be reliant on each other, and their distinct planning policy is covered across separate planning documents. There is therefore a need for the separate consideration of site-specific contexts and any associated requirements for the Garden Village and West Eynsham.</p>	<p>As a formal development plan document, the proposed Garden Village AAP must be subject to SA in accordance with legislative requirements. There is no legal requirement to subject the proposed West Eynsham SPD to SA, however the Council has considered it appropriate to subject this document to SA given the inter-relationship between the two sites, particularly in respect of transport and movement and infrastructure provision.</p> <p>SA work has already been carried out in support of the Local Plan which included appraisal of both areas of land. Land north of the A40 near Eynsham and land to the west of Eynsham was included in the Council's main modifications to the Local Plan which were published in November 2016.</p> <p>Considering the significant amount of SA work already been carried out in support of the Local Plan, including consideration of the separate proposals at Eynsham, the Council considered it appropriate to prepare a joint scoping letter for both documents rather than prepare full, separate</p>

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Consultee	Representation relating to	Comment	Action
			SA scoping reports. The future SA work for the AAP and SPD however will involve the production of separate SA Reports for the AAP and SPD. Considering the close proximity of the sites and the potential for interaction between development at both locations there is likely to be an overlap between much of the relevant baseline information, which is often only available at Ward or District scale.
		The consultee stated that it is recognised that there is additional work to be completed to support the AAP evidence base, notably the quantum of employment to be located on the site, which may impact some of the information and language (it is currently very specific regarding 40Ha) contained within the scoping note whilst not substantially affecting the overall SA framework. The consultee noted that the use of the 40Ha employment figure is specific when compared to policy provisions, given the ambition for delivery extends beyond the plan period.	The SA Report will reflect any updated evidence relating to the quantum of employment to be located on the Eynsham site.
	SA framework	The consultee states that the SA framework is considered to be appropriate and generally flows logically on from the sustainability issues, the coverage of which is comprehensive. The recognition of the role of Garden Village-specific principles also usefully builds on the SA approach from 2015, making it specific to the AAP area, as does the approach to splitting out the LVIA and Heritage considerations.	Comment noted - no action needed.

Appendix B

Updated Review of Plans, Policies and Programmes

Table B.1: Review of plans, policies and programmes of relevance to the Garden Village AAP and West Eynsham SDA SPD

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
INTERNATIONAL		
<i>United Nations Sustainable Development Goals (UN, 2015)</i>	<p>Seventeen Sustainable Development Goals (SDGs) address interconnected global challenges including those related to poverty, inequality, climate, environmental degradation, prosperity, and peace and justice. The Goals and targets aim to be achieved by 2030.</p> <p>The UK Government has yet to localise the SDGs and determine a UK level plan for their implementation.</p>	<p>The SA should consider the SDGs when developing objectives.</p> <p>The AAP and SPD should consider the SGDs when developing policies/proposals.</p>
EUROPEAN UNION		
<i>Renewable Heat Incentive (RHI) (Office of Gas and Electricity Markets, 2018)</i>	<p>Heating makes up 46% of the UK's total energy consumption and this is therefore a key initiative in reaching 2020 targets of 15% energy from renewable sources. The incentive is to give a household a fixed income to produce their own renewable heat energy from either solar or wind power.</p> <p>The RHI aims to increase the amount of renewable energy used for heating. Targets have been set for both the non-domestic and domestic sectors. This will increase the overall level of renewable energy used for heating to 12% from the 1.5% that it is now.</p>	<p>Include a sustainability objective relating to increasing energy provided from renewable sources.</p> <p>The AAP/SPD should support renewable energy provision.</p>
<i>Directive 2015/1513 of the European Parliament and of the Council amending Directive 98/70/EC relating to the quality of petrol and diesel fuels and amending Directive 2009/28/EC on the promotion of the use of energy from renewable sources</i>	<p>This Directive creates a common framework for the use of renewable energy in the EU so as to limit greenhouse gas (GHG) emissions and promote cleaner transport. To do so, Member states require suppliers of fuel or energy to reduce the life cycle GHG per unit of energy of fuels used by at least 6% by 31 December 2020. The blending of biofuels is one of the methods available for fossil fuel suppliers to reduce the greenhouse gas intensity of the fossil fuels supplied. Each Member State must also ensure that the share of energy from renewable sources in all forms of transport in 2020 is at least 10 % of the final consumption of energy in transport.</p> <p>Each EU country is to make a national action plan for 2020, setting a share for renewable energy sources in transport, heating and the production of electricity.</p>	<p>Include a sustainability objective relating to increasing energy provided from renewable sources.</p> <p>The AAP/SPD should support renewable energy provision including electricity, heat and transport.</p>
<i>Strategic Plan 2016-2020 (Directorate-General for Mobility and Transport, 2016)</i>	<p>In order to contribute to achieving the overall goals set at EU level, the Commission has set a number of General Objectives based on the priorities outlined by President Juncker. DG MOVE's activities contribute actively to these and in particular the following 5 General Objectives :</p> <ul style="list-style-type: none"> ■ Commission General Objective 1: "A New Boost for Jobs, Growth and Investment" ■ Commission General Objective 2: "A Connected Digital Single Market" ■ Commission General Objective 3: "A Resilient Energy Union with a Forward-Looking Climate Change Policy" ■ Commission General Objective 4: "A Deeper and Fairer Internal Market with a Strengthened Industrial Base" 	<p>The SA should consider the general and specific objectives when developing the sustainability framework.</p> <p>The AAP/SPD should consider the general and specific objectives of the Strategic Plan when developing policies/proposals</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<ul style="list-style-type: none"> ■ Commission General Objective 5: "A Stronger Global Actor" <p>DG MOVE's actions contributing to the General Objectives for the Commission fall under 3 Specific Objectives, which correspond to the main instruments available:</p> <ul style="list-style-type: none"> ■ DG MOVE Specific Objective 1: "An efficient, sustainable, safe and secure Single European Transport Area: Improve regulation, ensure a high degree of implementation of EU legislation in the transport area and open and fair competition both in the EU and in relations with key partner countries." ■ DG MOVE Specific Objective 2: "A modern European transport infrastructure: Ensure the effective implementation of the Trans-European Transport Network with the help of the Connecting Europe Facility and the innovative financial instruments (EFSI)." ■ DG MOVE Specific Objective 3: "An innovative transport sector: Ensure the effective implementation of funding for research and innovation activities in the transport area under Horizon 2020." <p>To measure the progress made by DG MOVE towards implementing its policies and attaining its specific objectives, a number of indicators are presented in annex to the Strategic Plan. The following three indicators will be given special attention:</p> <ol style="list-style-type: none"> 1. Transposition rate in transport legislation (see specific objective 1) 2. Total amount of Connecting Europe Facility grants, delegations, contributions signed for transport projects and programmes (see specific objective 2) 3. Total amount of Horizon 2020 grants, delegations, contributions signed for transport projects and programmes (see specific objective 3) 	
<p><i>SEA Directive 2001 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment</i></p>	<p>Provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development.</p>	<p>Requirements of the Directive must be met in Sustainability Appraisal where an integrated SA/SEA is being undertaken (as is the case for the GESP).</p> <p><i>Relates to the overall SA process.</i></p> <p>Allocate sites and develop policies that are selected based on the SEA findings (as well as other relevant factors).</p>
NATIONAL		
<p><i>National Planning Policy Framework (NPPF) (2019)</i></p>	<p>Presumption in favour of sustainable development.</p> <p>Delivering sustainable development by:</p>	<p>Sustainability appraisal should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.</p> <p>Development plan has a statutory status as the starting point for decision making.</p>
	<p>Delivering a sufficient supply of homes.</p>	<p>The SA Report should include a sustainability objective / appraisal question relating to the supply of housing.</p> <p>Development plans should seek to appropriately address housing need and consider the standard method to establish this in</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		national planning guidance.
	Building a strong, competitive economy.	<p>Include a sustainability objective relating to strengthening the economy.</p> <p>Set out clear economic visions for that particular area.</p>
	Ensuring vitality of town centres.	<p>Include a sustainability objective relating to the vitality of town centres.</p> <p>Recognise town centres as the heart of their communities.</p>
	Promoting healthy and safe communities.	<p>The SA Report should include a sustainability objective / appraisal question relating to the promotion of healthy and safe communities.</p> <p>The plan should be set out to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible and enable and support healthy lifestyles.</p>
	Promoting sustainable transport.	<p>Include a sustainability objective relating to sustainable transport.</p> <p>To implement sustainable transport modes depending on nature/location of the site, to reduce the need for major transport infrastructure.</p>
	Supporting high quality communications infrastructure.	<p>Include a sustainability objective relating to improving communication.</p> <p>Enhance the provision of local community facilities and services by supporting the expansion of electronic communications networks.</p>
	Making effective use of land.	<p>The SA Report should include a sustainability objective / appraisal question relating to the use of previously developed land.</p> <p>The plan should seek to promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.</p>
	Achieving well-designed places.	<p>The SA Report should include a sustainability objective / appraisal question relating to good design.</p> <p>The plan should set out a clear</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
		design vision – design policies should reflect local aspirations and be grounded in an understanding of each area's defining characteristics.
	Protecting Green Belt Land.	<p>Include a sustainability objective relating to urban sprawl.</p> <p>To prevent urban sprawl by keeping land permanently open where appropriate.</p>
	Meeting the challenge of climate change, flooding, and coastal change.	<p>Include a sustainability objective relating to climate change mitigation and adaptation.</p> <p>The plan should take into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overeating from rising temperatures.</p>
	Conserving and enhancing the natural environment.	<p>Include a sustainability objective relating to the conservation and enhancement of the natural environment.</p> <p>The plan should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.</p>
	Conserving and enhancing the historic environment.	<p>Include a sustainability objective relating to the conservation and enhancement of historic features.</p> <p>The plan should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.</p>
	Facilitating the use of sustainable minerals.	<p>Include a sustainability objective relating to avoiding sterilisation of identified, viable mineral reserves.</p> <p>Encourage prior extraction of minerals where practicable and environmentally feasible.</p>
National Planning	Provides further guidance to be read alongside the NPPF on a range of topics that	The principles and requirements

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
<p><i>Practice Guidance (2019)</i></p>	<p>link to the promotion of sustainable development including:</p> <ul style="list-style-type: none"> ■ Air quality ■ Climate change ■ Conserving and enhancing the historic environment ■ Flood risk ■ Health and well being ■ Housing and economic development ■ Natural environment ■ Minerals ■ Rural housing ■ Open space ■ Transport ■ Waste ■ Water supply, wastewater and water quality 	<p>of national policy will need to be embedded within the SA framework and appraisal.</p> <p>The NPPG sets out a range of social, economic and environmental considerations for the preparation of the plan. It also includes information on preparation of plans which can be taken into consideration.</p>
<p><i>TCPA Garden City Principles and Guidance: Guides 1-9 (2016/2017)</i></p>	<p>The TCPA has produced a suite of guidance with practical steps for all those interested in making C21st Garden Cities a reality. Guidance provides detail and case studies on a wide range of key issues, including planning, investment, land assembly, delivery, and longterm stewardship. The guide topics are:</p> <p>Guide 1: Locating and consenting new Garden Cities (2017)</p> <p>Guide 2: Finance and Delivery (2017)</p> <p>Guide 3: Design and Masterplanning (2017)</p> <p>Guide 4: Planning for Energy and Climate Change (2016)</p> <p>Guide 5: Homes for All (2016)</p> <p>Guide 6: I'd love to live there! Planning for Art and Culture (2016)</p> <p>Guide 7: Planning for Green and Prosperous Places (2017)</p> <p>Guide 8: Creating health promoting environments (2017)</p> <p>Guide 9: Long-term Stewardship (2017)</p>	<p>The SA should consider the guidance set out in these documents when developing objectives.</p> <p>The AAP should consider the guidance set out in these documents when developing policies/proposals.</p>
<p><i>Garden Village Key Principles (TCPA, 2016)</i></p>	<p>The Garden Village will be based on key garden village principles as set out by the Town and Country Planning Association (TCPA). The Garden City Principles are a distillation of the key elements that have made the Garden City model of development so successful, originating from the late 19th century Garden City movement and articulated for a 21st century context. Taken together, the principles form an indivisible and interlocking framework for the delivery of high-quality places.</p> <p>Garden villages are new settlements of between 1,500 and 10,000 homes and based on the following 9 key principles:</p> <ul style="list-style-type: none"> ■ Strong vision, leadership and community engagement ■ Community ownership of land and long-term stewardship of assets ■ Provision of a wide range of jobs within easy commuting distance of homes ■ Ensuring a broad mix of housing types and tenures that are genuinely affordable including starter homes and opportunities for self-build ■ Providing integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive forms of local transport ■ Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy communities, and including 	<p>The SA objectives should be influenced and aligned with garden village principles.</p> <p>The AAP should develop policies/proposals that aim to achieve these principles.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>opportunities to grow food</p> <ul style="list-style-type: none"> ■ Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods ■ Development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains, and seeks to minimise carbon use and achieve energy-positive technology to ensure climate resilience ■ Land value capture for the benefit of the community 	
<p><i>Garden Communities Prospectus (MHCLG August 2018)</i></p>	<p>Government prospectus inviting bids for ambitious, locally supported, proposals for new garden communities at scale. Each will be holistically planned, self-sustaining, and characterful. Garden communities expected to embrace the following key qualities:</p> <ol style="list-style-type: none"> a. Clear identity - a distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm. b. Sustainable scale – built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day to day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area. c. Well-designed places – with vibrant mixed-use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities. d. Great homes – offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life. e. Strong local vision and engagement – designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected. f. Transport –integrated, forward looking and accessible transport options that support economic prosperity and well-being for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services. g. Healthy places – designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & well-being priorities and strategies. h. Green space – generous, accessible, and good quality green and blue infrastructure that promotes health, well-being, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital. i. Legacy and stewardship arrangements – should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community. j. Future proofed – designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driverless cars and renewable energy measures. 	<p>The SA objectives should be influenced and aligned with garden village principles.</p> <p>The AAP should develop policies/proposals that aim to achieve these principles.</p>
<p><i>Housing Infrastructure Fund (HIF) (2017)</i></p>	<p>The Housing Infrastructure Fund is a government capital grant programme of up to £2.3 billion, which will help to deliver up to 100,000 new homes in England. Funding will be awarded to local authorities on a highly competitive basis, providing grant funding for new infrastructure that will unlock new homes in the areas of greatest housing demand.</p> <p>The Housing Infrastructure Fund will:</p>	<p>The AAP/SPD should seek to take advantage of the HIF where possible.</p>

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	<ul style="list-style-type: none"> ■ Deliver new physical infrastructure to support new and existing communities; ■ Make more land available for housing in high demand areas, resulting in new additional homes that otherwise would not have been built; ■ Support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and ■ Enable local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future. 	
<i>Housing and Planning Act (2016)</i>	<p>The Act makes widespread changes to housing policy at the national level. Measures introduced in the Act relate to starter homes, and permitting the sale of higher value local authority homes. Starter homes are the new affordable housing product designed by the government to specifically meet the housing needs of younger generations and to allow them to access homeownership. The overarching aim of the Act is to promote home ownership and increase levels of house building.</p>	<p>The SA should include an objective relating to the provision of an appropriate range of housing within the Eynsham area.</p> <p>The AAP/SPD will need to take account of the provisions of the Act in relation to housing provision.</p>
<i>Housing White Paper: Fixing our broken housing market (2017)</i>	<p>The emphasis of the Paper is on four areas:</p> <ul style="list-style-type: none"> ■ Local Planning Authorities planning for the right homes in the right places. ■ Building homes faster. ■ Diversifying the housing market. ■ Helping people right now to invest in affordable homes. 	<p>Include SA objectives relating to housing provision, community facilities and services.</p> <p>Particular emphasis on accelerating the delivery of new homes and diversifying opportunities to help meet identified needs.</p>
<i>The National Adaptation Programme and the Third Strategy for Climate Adaptation Reporting Making the country resilient to a changing climate (Defra, 2018)</i>	<p>The National Adaptation Programme (NAP) document – covering England only – sets out a register of actions agreed under the programme, aligns actions being taken with the risks identified in the 2012 Climate Change Risk Assessment (CCRA), and establishes timeframes for actions according to different themes.</p> <p>The NAP sets out actions according to six themes:</p> <ul style="list-style-type: none"> ■ Built environment ■ Infrastructure ■ Healthy and resilient communities ■ Agriculture and forestry ■ Natural environment ■ Business and local government. <p>The NAP identifies actions to be taken by the government, as well as by local governments, the private sector and civil society. The NAP focuses on particular areas of particular importance, guided by the CCRA's assessment of the magnitude, confidence and urgency scores assigned to particular risks.</p> <p>The NAP also sets out four overarching objectives to address the greatest risks and opportunities arising due to climate change:</p> <ul style="list-style-type: none"> ■ Increasing awareness ■ Increasing resilience to current extremes ■ Taking timely action for long-lead time measures 	<p>Include SA objectives which seek to promote the implementation of adaptation measures to make the area more resilient to a changing climate.</p> <p>The AAP/SPD should take the 4 overarching objectives set out in the Programme into account when developing policies/proposals.</p>

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	<ul style="list-style-type: none"> ■ Addressing major evidence gaps. <p>On July 19th, 2018, a second version of the National Adaptation Programme was released. This version covers the period 2018-2023.</p>	
<p><i>A Green Future: Our 25 Year Plan to Improve the Environment (HM Government, 2018)</i></p>	<p>The 25 Year Environment Plan sets out government action to tackle a wide range of environmental pressures. The 25 Year Environment Plan identifies six areas around which action will be focused. These include:</p> <ul style="list-style-type: none"> ■ Using and managing land sustainably. ■ Recovering nature and enhancing the beauty of landscapes. ■ Connecting people with the environment to improve health and well-being. ■ Increasing resource efficiency, and reducing pollution and waste. ■ Securing clean, productive and biologically diverse seas and oceans. ■ Protecting and improving the global environment. 	<p>The SA should include sustainability objectives that relate to the protection of the natural environment.</p> <p>The AAP/SPD should develop policies/proposals that promote conservation and enhancements of the natural environment and take account of the goals of the Environment Plan.</p>
<p><i>Draft Clean Air Strategy 2018 (DEFRA, 2018)</i></p>	<p>The draft Clean Air Strategy 2018 sets out actions to improve air quality by reducing pollution from a wide range of sources. The final Clean Air Strategy will inform the detailed National Air Pollution Control Programme, to be published by March 2019.</p>	<p>Include sustainability objectives to protect and improve air quality.</p> <p>Ensure that the AAP/SPD policies/proposals will contribute to maintaining and improving air quality.</p>
<p><i>Improving air quality in the UK: tackling nitrogen dioxide in our towns and cities: Draft UK Air Quality Plan for tackling nitrogen dioxide (Defra and DfT 2017)</i></p>	<p>The Plan provides an overview of actions that the UK Government plans to take to achieve reduction of harmful air pollution, particularly nitrogen dioxide.</p> <p>Proposes reducing air pollution is via charging Clean Air Zones (CAZs) – areas in which emission standards determine whether a vehicle’s owner must pay a charge to enter.</p>	<p>Include sustainability objectives to protect and improve air quality.</p> <p>Ensure that the AAP/SPD policies/proposals will contribute to maintaining and improving air quality.</p>
<p><i>UK plan for tackling roadside nitrogen dioxide concentrations (DEFRA, 2017)</i></p>	<p>Statutory air quality plan for nitrogen dioxide (NO₂), setting out how the UK will be reducing roadside nitrogen dioxide concentrations.</p>	<p>Include sustainability objectives to protect and improve air quality.</p> <p>Ensure that the AAP/SPD policies/proposals will contribute to maintaining and improving air quality.</p>
<p><i>The UK Climate Change Risk Assessment (HM Government, 2017)</i></p>	<p>The Climate Change Act requires the Government to compile every five years its assessment of the risks and opportunities arising for the UK from climate change. It identifies six urgent climate change risks for the UK:</p> <ul style="list-style-type: none"> ■ Flooding and coastal change risks to communities, businesses and infrastructure. ■ Risks to health, well-being and productivity from high temperatures. ■ Risk of shortages in the public water supply, and for agriculture, energy generation and industry, with impacts on freshwater ecology. ■ Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity. ■ Risks to domestic and international food production and trade. ■ New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals. 	<p>Include sustainability objectives relating to the six urgent climate change risks identified in the assessment.</p> <p>The AAP/SPD should acknowledge the six priority areas identified and ensure that policies help to address such matters, rather than increasing the risks.</p>
<p><i>The Clean Growth</i></p>	<p>Under the Climate Change Act, the Government is required to publish a set of</p>	<p>Include a sustainability objective</p>

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Strategy (HM Government, 2017)	policies and proposals that will enable the legally-binding carbon budgets, on track to the 2050 target, to be met. The Clean Growth Strategy sets out a range of policies and proposals, as well as possible long-term pathways for UK emissions in two ways – by decreasing emissions and by increasing economic growth.	relating to increasing energy provided from renewable sources. The AAP/SPD should support renewable energy provision including electricity, heat and transport.
Industrial Strategy: Building a Britain fit for the future (HM Government, 2017)	The Government White Paper sets out the approach to building an industrial strategy that addresses long term challenges to the UK economy by improving living standards and economic growth by increasing productivity and driving growth across the whole country. It identifies five foundations of productivity: Ideas; people; Infrastructure; Business Environment; and Places.	The SA will need to consider objectives in relation to economic growth and development. The AAP/SPD policies/proposals should encourage sustainable economic growth and take account of changing economic conditions and requirements to support businesses and enterprises.
Rural Development Programme for England (2015-2020)	Provides money for projects to improve agriculture, the environment and rural life. Funding goes to schemes to: <ul style="list-style-type: none"> ■ Improve rural life and business, ■ Promote environmentally friendly ways of managing land ■ Sustain existing and create new areas of woodlands. Funding is available to a wide range of different sectors including agriculture, forestry, rural businesses and communities. DEFRA sets priorities for the delivery of socio-economic elements of the plan aligning RDPE resources with the priorities of the Rural Growth Review 2011. The programme is delivered nationally by the DEFRA RDPE delivery team who also take responsibility for the community led Leader approach, Natural England, The Forestry Commission and Local Action Groups.	The AAP/SPD policies/proposals should seek to take advantage of the Programme where possible.
The Conservation of Habitats and Species Regulations (2017)	The requirement to undertake HRA of development plans was confirmed by the amendments to the Habitats Regulations published for England and Wales in 2007 ²⁹ , the currently applicable version is the Habitats Regulations 2017, as amended ³⁰ . When preparing the AAP, West Oxfordshire District Council is therefore required by law to carry out an HRA. West Oxfordshire District Council can commission consultants to undertake HRA work on its behalf and this is then reported to and considered by West Oxfordshire District Council as the 'competent authority'. West Oxfordshire District Council will consider this work and may only progress the Local Plan if it considers that the Plan will not adversely affect the integrity ³¹ of any European site. The requirement for authorities to comply with the Habitats Regulations when preparing a Local Plan is also noted in the Government's online Planning Practice Guidance (PPG). HRA refers to the assessment of the potential effects of a development plan on one or more European sites, including Special Protection Areas (SPAs) and Special Areas of Conservation (SACs). Potential SPAs (pSPAs) ³² , candidate SACs (cSACs) ³³ , Sites of Community Importance (SCIs) ³⁴ and Ramsar sites should also be included in the HRA.	The Local Plan has already been subject to Habitats Regulations Assessment. A separate HRA has been undertaken for the AAP and the findings have been reflected in this SA Report.

²⁹ The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007 (2007) SI No. 2007/1843.

³⁰ The Conservation of Habitats and Species Regulations 2017 (2017) SI No. 2017/1012, as amended by The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579).

³¹ The integrity of a site is the coherence of its ecological structure and function, across its whole area, that enables it to sustain the habitat, complex of habitats and/or the levels of populations of the species for which it was designated. (Source: UK Government Planning Practice Guidance)

³² Potential SPAs are sites that have been approved by the Minister for formal consultation but not yet proposed to the European Commission, as listed on the GOV.UK website.

³³ Candidate SACs are sites that have been submitted to the European Commission, but not yet formally adopted, as listed on the JNCC's SAC list.

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	<p>For ease of reference during HRA, these designations can be collectively referred to as European sites³⁵ despite Ramsar designations being at the international level.</p> <p>The overall purpose of the HRA is to conclude whether or not a proposal or policy, or the whole development plan, would adversely affect the integrity of the European site in question either alone or in combination with other plans and projects. This is judged in terms of the implications of the plan for the 'qualifying features' for which the European site was designated.</p>	
<p><i>Historic Environment Good Practice Advice in Planning Notes 1,2 and 3 (Historic England, 2015)</i></p>	<p>The three guides are:</p> <ol style="list-style-type: none"> 1. The Historic Environment in Local Plans 2. Managing Significance in decision taking on the Historic Environment 3. The Setting of Heritage Assets - Good practice guides in implementing the NPPF historic environment policy. 	<p>The SA should include objectives relating to the protection and enhancement of heritage assets.</p> <p>The AAP/SPD must ensure that the requirements of the NPPF with regards to heritage assets are applied in line with best practice.</p>
<p><i>English Heritage Historic England Corporate Plan 2015 to 2018 (2015)</i></p>	<p>The plan sets out its three purposes as to:</p> <ul style="list-style-type: none"> ■ Secure the preservation of ancient monuments and historic buildings; ■ Promote the preservation and enhancement of the character and appearance of conservation areas; and ■ Promote the public's enjoyment of, and advance their knowledge of, ancient monuments and historic buildings. 	<p>Include a sustainability objective relating to the historic environment.</p> <p>The AAP/SPD should contain policies/proposals to safeguard the historic environment.</p>
<p><i>Planning Policy for Traveller Sites (2015)</i></p>	<p>The Governments planning policy for Traveller sites which aims to:</p> <ul style="list-style-type: none"> ■ Ensure local planning authorities make their own assessment of need. ■ Work collaboratively to meet need through identification of land setting pitch and plot targets. ■ Plan for sites over a reasonable timescale. ■ Protect Green Belt from inappropriate development. ■ Promote more private Traveller site provision. ■ Reduce number of unauthorised developments. ■ Include fair, inclusive and realistic policies in Local Plans. ■ Increase the number of sites in appropriate locations. ■ Reduce tension between Travellers and settled communities in planning decisions. ■ Ensure accessibility to services and facilities. ■ Protect the local environment and amenity. 	<p>Ensure the requirements of national planning guidance are reflected in the SA Framework.</p> <p>The AAP/SPD should include policies/proposals to support travelling communities.</p>
<p><i>Resources and Waste Strategy for England (2018)</i></p>	<p>The Strategy sets out how the government will preserve the stock of material resources by minimising waste, promoting resource efficiency and moving towards a circular economy. It also aims to minimise the damage caused to our natural environment by reducing and managing waste safely and carefully, and by tackling waste crime. It combines actions the government will take now with commitments for the coming years and gives a clear longer-term policy direction in line with the 25 Year Environment Plan.</p>	<p>Include a sustainability objective relating to the preservation of resources and waste management.</p> <p>The AAP/SPD should include policies/proposals to support the efficient use of resources and sustainable waste management.</p>

³⁴ SCIs are sites that had been adopted by the European Commission before the day of the UK's exit from the EU (31 January 2020) but not yet formally designated as SACs by the UK Government.

³⁵ The term 'Natura 2000 sites' can also be used interchangeably with 'European sites' in the context of HRA.

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REGIONAL AND SUB-REGIONAL		
<p><i>Oxfordshire Housing & Growth Deal (2017)</i></p>	<p>The Oxfordshire Growth Deal aims to drive economic growth through innovation to meet the needs of the area's science and knowledge-rich economy, and to place Oxfordshire at the forefront of the UK's global innovation ambitions. Building on the successful Oxfordshire City Deal, announced in January 2014, the Deal seeks to drive investment in key sectors – including life sciences, electronics, telecoms and IT – by strengthening the business-critical infrastructure around the Oxfordshire 'Knowledge Spine' stretching from Bicester in the north through Oxford City centre to Science Vale Enterprise Zone in the south of the county.</p> <p>The Growth Deal, subject to a satisfactory conclusion of the funding agreement, will bring together local, national and private funding as well as new freedoms and flexibilities to focus on four key priority areas as identified in the LEP's Strategic Economic Plan:</p> <ul style="list-style-type: none"> ■ Innovative Connectivity – allowing people and knowledge to move freely along the 'Knowledge Spine' and around the county by improving physical (transport) and service (broadband) connectivity ■ Innovative Place - providing the quality environment needed to support growth ■ Innovative Enterprise – building on the strength of Oxfordshire's university and industry research and development capacity to develop business collaboration and supply chain potential. ■ Innovative People – delivering and attracting specialist skills at all levels and across sectors to meet business need <p>Over the lifetime of its Deal (2015-2021) the Local Enterprise Partnership estimates that up to 9000 new jobs could be created, 5000 new homes built and that it has the potential to generate £440m public and private investment.</p>	<p>The SA should include an objective relating to sustainable economic growth and housing provision.</p> <p>The AAP/SPD should be developed in alignment with the Oxfordshire Housing and Growth Deal objectives and relevant projects.</p>
<p><i>Oxfordshire Strategic Economic Plan (2016)</i></p>	<p>This plan's vision is "Oxfordshire as a vibrant, sustainable, inclusive, world leading economy, driven by innovation, enterprise and research excellence." The plan sets out objectives for economic growth to 2030 under the following themes:</p> <ul style="list-style-type: none"> ■ Innovative enterprise e.g. business collaboration; ■ Innovative people e.g. building of skills and specialisms; ■ Innovative place e.g. quality environment and choice of homes; ■ Innovative connectivity, including sustainable transport routes 	<p>Include a sustainability objective relating to sustainable economic development.</p> <p>The AAP/SPD should support regional economic growth objectives.</p>
<p><i>Oxfordshire Strategic Environmental Economic Investment Plan: Creating the Environment for Growth (OxLEP, 2015)</i></p>	<p>The Oxfordshire Strategic Environmental Economic Investment Plan (SEEIP) will provide direction and clarity on how investment in Oxfordshire will be delivered. It is one of a series of investment plans which will sit under the Strategic Economic Plan, and will help to deliver its ambitions for economic growth in Oxfordshire up to 2030.</p>	<p>Include a sustainability objective relating to sustainable economic development.</p> <p>The AAP/SPD should take account of any relevant investment strategies.</p>
<p><i>Draft Oxfordshire Joint Strategic Needs Assessment (JSNA) 2020 (Oxfordshire Insight, 2020)</i></p>	<p>The 2020 JSNA was due to be reviewed in March 2020, however, due to the coronavirus pandemic this full review could not be undertaken. Instead a working draft was released.</p> <p>This assessment brings together vast range of health and healthcare related data including public health, primary care, and social care and hospital services. The information underpins strategic planning and priority setting across Oxfordshire. Analysis of the data shows that Oxfordshire's population is relatively healthy. Among the key findings for Oxfordshire are:</p> <ul style="list-style-type: none"> ■ The population is ageing, a trend that is forecast to continue. ■ People aged 65+ made up 20% of Oxfordshire's four rural districts. ■ Close to a quarter (23%) of people aged 85+ live in areas of Oxfordshire ranked in the 10% most deprived on access to services. ■ Use of the internet by older people is increasing nationally, however a 	<p>The SA should include health and well-being objectives.</p> <p>The AAP/SPD should be mindful of the JSNA findings when developing policies/proposals and aim to improve health and well-being.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>significant number of older or disabled people have never used the internet.</p> <ul style="list-style-type: none"> ■ Almost two thirds of adults are classified as overweight or obese. Prevalence is higher in males, older people, some ethnic groups and in more deprived areas. ■ Air pollution causes more harm than passive smoking, and is linked to asthma, heart disease and stroke. Transport is now the largest source of carbon emissions in Oxfordshire. ■ Oxfordshire's first healthy new towns – in Bicester and Barton – have highlighted strong partnership working and people actively managing their health. ■ Despite Oxfordshire's relative affluence, 1 in 5 children in Oxfordshire are estimated to be living in poverty (after removing housing costs). Excess weight in children has remained high. One in five in Reception, and one in three in Year 6 was overweight or obese. ■ Almost half of children in Oxfordshire are not meeting the daily physical activity guidelines. 	
<p><i>A Countywide Approach to Meeting the Unmet Housing Need of Oxford (Oxfordshire Growth Board, 2016)</i></p>	<ol style="list-style-type: none"> 1. Public bodies have a Duty to Co-operate on planning issues that cross administrative boundaries. 2. A key planning issue in Oxfordshire is how to address the unmet housing need arising from Oxford City identified in the 2014 Oxfordshire Strategic Housing Market Assessment. 3. The Oxfordshire Growth Board agreed to establish a working group and a programme of projects to enable agreement to be reached between the Local Authorities on the level of unmet housing need of Oxford City together with an appropriate apportionment that could then be taken forwards through the Local Plans for each District. This programme is called the Post SHMA Strategic Work programme (the Programme). 4. This report sets out detail of that Programme, the work streams which were commissioned; how the findings were considered and the conclusions which were reached. 5. This report includes a recommended apportionment of the unmet housing need of Oxford. 	<p>The SA objectives should consider the housing needs of Oxford.</p> <p>The AAP/SPD should include policies/proposals that help to meet Oxford's unmet housing need.</p>
<p><i>Oxfordshire Infrastructure Strategy (OxIS, 2017)</i></p>	<p>The Oxfordshire Infrastructure Strategy (OXIS) has been prepared on behalf of the Oxfordshire Growth Board to provide a view of emerging development and infrastructure requirements to support growth from 2016 to 2031 and beyond.</p>	<p>Include SA objectives related to infrastructure to support growth.</p> <p>AAP/SPD policies/proposals to ensure that appropriate infrastructure is delivered in a timely manner.</p>
<p><i>Connecting Oxfordshire: Local Transport Plan 2015-2031 (Oxfordshire County Council, 2016)</i></p>	<p>Connecting Oxfordshire has been developed with three over-arching transport goals (economy, environment and society):</p> <ol style="list-style-type: none"> 1. To support jobs and housing growth and economic vitality; 2. To reduce emissions, enhance air quality and support the transition to a low carbon economy 3. To protect and enhance Oxfordshire's environment and improve quality of life (including public health, safety and individual well-being) <p>And 10 objectives:</p> <ul style="list-style-type: none"> ■ Maintain and improve transport connections to support economic growth and vitality across the county ■ Make most effective use of all available transport capacity through innovative management of the network ■ Increase journey time reliability and minimise end-to-end public transport 	<p>Include a sustainability objective relating to minimising the number of vehicles on the road and improve air quality.</p> <p>The AAP/SPD should incorporate policies/proposals which aim to minimise the number of vehicles on the roads, to reduce traffic which is contributing to congestion, to minimise the impact on local residents' amenity and to minimize traffic related contribution to air pollution.</p>

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	<p>journey times on main routes</p> <ul style="list-style-type: none"> ■ Develop a high-quality, innovative and resilient integrated transport system that is attractive to customers and generates inward investment ■ Minimise the need to travel ■ Reduce the proportion of journeys made by private car by making the use of public transport, walking and cycling more attractive ■ Influence the location and layout of development to maximise the use and value of existing and planned sustainable transport investment ■ Reduce per capita carbon emissions from transport in Oxfordshire in line with UK Government targets ■ Mitigate and wherever possible enhance the impacts of transport on the local built, historic and natural environment <p>Improve public health and well-being by increasing levels of walking and cycling, reducing transport emissions, reducing casualties and enabling inclusive access to jobs, education, training and services.</p>	
<p><i>Oxfordshire Minerals and Waste Local Plan – Part 1: Core Strategy (2017)</i></p>	<p>The Oxfordshire Minerals Planning Vision is supported by the following objectives which underpin the minerals strategy and policies in this plan:</p> <ol style="list-style-type: none"> 1. Facilitate the efficient use of Oxfordshire's mineral resources by encouraging the maximum practical recovery of aggregate from secondary and recycled materials for use in place of primary aggregates. 2. Make provision for a steady and adequate supply of sharp sand and gravel, soft sand and crushed rock over the plan period to meet the planned economic growth and social needs of Oxfordshire. 3. Make an appropriate contribution to meeting wider needs for aggregate minerals, having regard to the strategic importance of Oxfordshire's mineral resources, particularly sand and gravel. 4. Enable a continued local supply of limestone and ironstone for building and walling stone for the maintenance, repair and construction of locally distinctive buildings and structures, and of clay to meet local needs for engineering and restoration material. 5. Provide a framework for investment and development by mineral operators and landowners through a clear and deliverable spatial strategy which is sufficiently flexible to meet future needs and has regard to existing and planned infrastructure. 6. Minimise the flood risk associated with minerals development and contribute to climate change mitigation and adaptation, including through restoration schemes which provide habitat creation as a mechanism for addressing climate change adaptation and additional flood storage capacity in the floodplain where possible. 7. Minimise the transport impact of mineral development on local communities, the environment and climate change by minimising the distance minerals need to be transported by road and encouraging where possible the movement of aggregates by conveyor, pipeline, rail and on Oxfordshire's waterways. 8. Protect Oxfordshire's communities and natural and historic environments (including important landscapes and ecological, geological and archaeological and other heritage assets) from the harmful impacts of mineral development (including traffic). 9. Provide benefits to Oxfordshire's natural environment and local communities through the restoration and aftercare of mineral workings at the earliest opportunity, in particular by contributing to nature conservation, enhancing the quality and extent of Conservation Target Areas, contributing to landscape character, improving access to the countryside, safeguarding local amenity, providing opportunities for local recreation and providing benefit to the local economy. 	<p>Include SA objectives related to the use and protection of mineral resources.</p> <p>Ensure the AAP/SPD policies/proposals do not hinder or conflict with policies in the core strategy.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>10. Implement a biodiversity-led restoration strategy that delivers a net gain in biodiversity, and contributes to establishing a coherent and resilient ecological network, through the landscape-scale creation of priority habitat.</p> <p>11. Safeguard important known resources of sharp sand and gravel, soft sand, crushed rock and fuller's earth to ensure that those resources are not needlessly sterilised and remain potentially available for future use and are considered in future development decisions.</p> <p>12. Safeguard important facilities for the production of secondary and recycled aggregate, railhead sites for the bulk movement of aggregate into Oxfordshire by rail and other infrastructure to support the supply of minerals in Oxfordshire.</p> <p>Waste Planning Objectives</p> <p>The Oxfordshire Waste Planning Vision is supported by the following objectives which underpin the waste strategy and policies in this plan:</p> <ol style="list-style-type: none"> 1. Make provision for waste management (including residual waste disposal) capacity that allows Oxfordshire to be net self-sufficient in meeting its own needs for municipal solid waste, commercial and industrial waste, and construction, demolition and excavation waste. 2. Make provision for facilities for the management of agricultural waste, waste water, hazardous waste and radioactive waste produced in Oxfordshire, recognising that specialist facilities for hazardous and radioactive wastes often require provision at a sub-national or national level. 3. Support initiatives that help reduce the amounts of waste produced and provide for the delivery, as soon as is practicable, of waste management facilities that will drive waste away from landfill and as far up the waste hierarchy as possible; in particular facilities that will enable increased re-use, recycling and composting of waste and the recovery of resources from remaining waste. 4. Seek to provide for waste to be managed as close as possible to where it arises, and encourage other Waste Planning Authorities to become net self-sufficient in meeting their own waste needs, to: <ul style="list-style-type: none"> – minimise the distance waste needs to be transported by road; – reduce adverse impacts of waste transportation on local communities and the environment; and – enable communities to take responsibility for their own waste. 5. Provide for a broad distribution of waste management facilities to meet local needs across Oxfordshire and make more specific provision for larger facilities that are needed to serve the whole or more substantial parts of the county or a wider area. 6. Seek to ensure that the waste management facilities required in Oxfordshire are provided as an integral part of the infrastructure of the county and where possible are located to enable local employment and local use of energy (heat and power) recovered from waste. 7. Seek to maintain opportunity for necessary disposal of residual waste from Oxfordshire and other areas in operational landfill sites. 8. Avoid the unnecessary loss of green field land when making provision for sites for waste management facilities, giving priority to the re-use of previously developed land. 9. Protect Oxfordshire's communities and natural and historic environments (including important landscapes and ecological, geological and archaeological and other heritage assets) from the harmful impacts of waste management development (including traffic). 10. Secure the satisfactory restoration of temporary waste management sites, including landfills, where the facility is no longer required or acceptable in that location. 	

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>Indicators and targets have been developed to provide a consistent basis for monitoring the performance of the Core Strategy’s vision, objectives and policies for minerals development to 2031. The indicators reflect the intent of the strategy objectives and the sustainability appraisal framework identified in the Sustainability Appraisal Report.</p> <p>The Council will produce a Minerals and Waste Monitoring Report at least annually, in accordance with the Planning and Compulsory Purchase Act 2004 (as amended). These reports will include an assessment of:</p> <ul style="list-style-type: none"> ■ the extent to which the policies in the Minerals and Waste Local Plan are being achieved; ■ any changes needed where policies are not working or objectives are not being met; and ■ progress on the preparation of minerals and waste local plan documents. 	
<p><i>Oxfordshire Pupil Place Plan 2018-2022 (Oxfordshire County Council, 2018)</i></p>	<p>The Pupil Place Plan ensures that there are enough school places in the correct area for parents to access them. This means that the County Council have a statutory duty to ensure that sufficient places are available within their area for every child of school age whose parents wish them to have one. Further, OCC have the responsibility to:</p> <ul style="list-style-type: none"> ■ promote diversity, parental choice and high educational standards; ■ ensure fair access to educational opportunity; ■ help fulfil every child’s educational potential. <p>The plan shows local communities and those interested in their development, how the county Council expects school provision to change over the next few years. It brings together information from a range of sources and sets out the issues the county council will face in meeting its statutory duties for providing school places up to 2022.</p> <p>The plan includes present and predicted future pupil numbers on roll, together with information about birth rates, school capacity, and new housing. The plan analyses changes in the number of school places available over the last year and it suggests where other changes may be necessary in the future. The plan also sets out our policies on school organisation and the statutory framework for making changes such as opening, closing or enlarging schools.</p>	<p>The SA should take the Pupil Place Plan into consideration when developing objectives relating to education.</p> <p>The AAP/SPD policies/proposals should align with the PPP to ensure educational needs are fulfilled.</p>
<p><i>Oxfordshire Children and Young People’s Plan 2018 – 2021 (Children’s Trust Board, 2018)</i></p>	<p>We want to ensure that all children and young people can:</p> <p><u>Be Successful</u></p> <ol style="list-style-type: none"> 1. Have the best start in life; 2. Access high quality education, employment and training that is motivational. 3. Go to school and feel inspired to stay and learn 4. Have good self-esteem and faith in themselves. <p><u>Be Happy and Healthy</u></p> <ol style="list-style-type: none"> 5. Be confident that services are available to promote good health and prevent ill health – early in life and before crisis 6. Learn the importance of healthy, secure relationships and having a support network 7. Access services to improve overall well-being 8. Access easy ways to get active. <p><u>Be Safe</u></p> <ol style="list-style-type: none"> 9. Be protected from all types of abuse and neglect 	<p>Include an SA objective that relates to health and well-being, especially for children young people.</p> <p>Policies and proposals in the AAP/SPD to take account of the needs of children and young people.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>10. Have a place to feel safe and a sense of belonging</p> <p>11. Access education and support about how to stay safe</p> <p>12. Have access to appropriate housing.</p> <p>Be Supported</p> <p>13. Be empowered to know who to speak to when in need of support, and know that they will be listened to and believed;</p> <p>14. Access information in a way which suits them best;</p> <p>15. Have inspiring role models;</p> <p>16. Talk to staff who are experienced and caring.</p> <p>Progress against the performance indicators included in the implementation plan will be monitored by the Children’s Trust at each quarterly meeting.</p>	
<p><i>State of Nature in Oxfordshire 2017 (Wild Oxfordshire, 2017)</i></p>	<p>The report looks at five broad habitat categories that encompass the full diversity of habitats found across the county. For each habitat headline findings are presented including the current and historic extent and condition of specific habitat types, and recent changes and trends for characteristic species.</p> <p>It also seeks to encourage greater, collective ambition for increasing the network of wild spaces, reducing pressures on the environment, and halting the continued loss of biodiversity in the county to help secure a ‘net positive’ direction of travel in the future.</p>	<p>Include an SA objective that relates to biodiversity and geodiversity.</p> <p>Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and help to promote net gain.</p>
<p><i>Biodiversity and Planning in Oxfordshire (Wildlife Trusts, Oxfordshire County Council, Thames Valley Environmental Records Centre, 2014)</i></p>	<p>The document presents guidance relating to various biodiversity features which should be protected and enhanced through the planning system. Outline of which features are to be protected, and opportunities to be delivered in relation to biodiversity enhancements are also provided.</p>	<p>Include an SA objective that relates to biodiversity and geodiversity.</p> <p>Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and help to promote net gain.</p>
<p><i>Wytham Hill Conservation Target Area (CTA) (Wild Oxfordshire)</i></p>	<p>It is set out that consideration should in all cases be given to ensuring that any development within a CTA increases connectivity of wildlife habitats within target areas and results in a net gain for biodiversity. Biodiversity targets identified in the CTA statements incorporate, where appropriate, targets for Priority Habitat in Oxfordshire. Where development does take place it should do so in such a way that delivers significant net gains for biodiversity. Eynsham lies to the north west of the Wytham Hill CTA. The following Oxfordshire Biodiversity Action Plan Targets are associated with this CTA:</p> <ul style="list-style-type: none"> ■ Lowland mixed deciduous woodland – management ■ Limestone (lowland calcareous) grassland – management and restoration (especially to the south east) ■ Lowland Fens (including flushes) – management ■ Lowland meadow – restoration (the steep slopes of Beacon Hill may support lowland meadow habitat and there may be potential to restore other areas to this habitat) ■ Wood-pasture and parkland (including veteran trees) – management ■ Floodplain grazing marsh – management 	<p>Include an SA objective that relates to biodiversity and geodiversity.</p> <p>Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and help to promote net gain.</p>
<p><i>Oxfordshire Rights of Way Management Plan 2015-2025 (Oxfordshire County Council, 2014)</i></p>	<p>The plan positives a clear vision for the management of public rights of way in the County. It is to be used to manage and improve the network and countryside access in an effective and efficient manner.</p> <p>The plan presents a vision “To record and maintain the existing public rights of way and countryside access network for all users and would-be users, and where</p>	<p>Include an SA objective that relates to maintaining and improving the public rights of way network to help reduce reliance on travel by private</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	possible improve the extent, facilities, use and understanding of the network, so that public rights of way fulfil their role as a vital part of life in the County.”	vehicle. Policies and proposals in the AAP/SPD to promote suitable connections to the existing public rights of way network.
<i>Thames river basin district River basin management plan (Defra, Environment Agency, 2015)</i>	The management plan provides a framework for protecting and enhancing the benefits provided by the water environment. To achieve this, and because water and land resources are closely linked, it also informs decisions on land-use planning. The document also sets out how partners and communities will work together to achieve an improved water environment for the Thames river basin district.	Include an SA objective that relates to maintaining and improving water quality within water courses and water bodies. Policies and proposals in the AAP/SPD to promote the achievement of improved local water quality.
<i>Oxfordshire Wildlife and Landscape Study (Oxfordshire County Council, Natural England and The Earth Trust, 2005)</i>	The study aimed to undertake a Landscape Character Assessment (LCA) and Biodiversity Appraisal of the county and investigate the relationships between them.	Include an SA objective that relates to landscape as well as biodiversity and geodiversity. Policies and proposals in the AAP/SPD to limit potential adverse impacts on the natural environment and achieve enhancement where possible.
<i>Oxfordshire Joint Municipal Waste Management Strategy (2018)</i>	The strategy sets out ambitions for waste management in the county until 2030, which involves working in partnership to reduce waste and to maximise reuse, recycling and composting. The strategy’s aims include: <ul style="list-style-type: none"> ■ Keeping household waste growth to zero (per person per year); ■ Increasing the amount of household waste Oxfordshire recycles to 70% by 2030; and ■ Sending less than 3% of Oxfordshire’s household waste to landfill by 2020. 	Include an SA objective that relates to waste management. Policies and proposals in the AAP/SPD to promote sustainable and efficient waste management.
LOCAL		
<i>West Oxfordshire Local Plan 2031 (2018)</i>	The Local Plan 2031 is structured by 18 underlying core objectives listed below: <ol style="list-style-type: none"> 1. Enable new development, services and facilities of an appropriate scale and type in locations which will help improve the quality of life of local communities and where the need to travel, particularly by car, can be minimised. 2. Ensure that new developments are suitably located and well designed to protect and enhance the individual form, character and identity of our towns and villages as well as contributing to the quality of life in West Oxfordshire. 3. Promote safe, vibrant and prosperous town and village centres and resist proposals that would damage their vitality and viability or adversely affect measures to improve those centres. 4. Locate new residential development where it will best help to meet housing needs and reduce the need to travel. 5. Plan for the timely delivery of new housing to meet forecast needs and support sustainable economic growth. 6. Plan for an appropriate mix of new residential accommodation which provides a variety of sizes, types and affordability with special emphasis on the provision of homes for local people in housing need who cannot afford to buy or rent at market prices including those wishing to self-build, as well as homes to meet the needs of older people, younger people, black and minority ethnic communities, people with disabilities, families and travelling communities. 7. To support sustainable economic growth which adds value to the local economy, improves the balance between housing and local jobs, provides a 	The SA should include objectives that support those in the Local Plan. The AAP/SPD must conform to the policies and objectives set out in the Local Plan 2031, especially with regards to Policies EW1 and EW2.

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>diversity of local employment opportunities, capitalises on economic growth in adjoining areas, improves local skills and work readiness, removes potential barriers to investment and provides flexibility to adapt to changing economic needs.</p> <ol style="list-style-type: none"> 8. To enable a prosperous and sustainable tourism economy. 9. Promote inclusive, healthy, safe and crime free communities. 10. Ensure that land is not released for new development until the supporting infrastructure and facilities are secured. 11. Maximise the opportunity for walking, cycling and use of public transport. 12. Look to maintain or improve where possible the health and well-being of the District's residents through increased choice and quality of shopping, leisure, recreation, arts, cultural and community facilities. 13. Plan for enhanced access to services and facilities without unacceptably impacting upon the character and resources of West Oxfordshire. 14. Conserve and enhance the character and significance of West Oxfordshire's high quality natural, historic and cultural environment – including its geodiversity, landscape, biodiversity, heritage and arts – recognising and promoting their wider contribution to people's quality of life and social and economic well-being both within the District and beyond. 15. Contribute to reducing the causes and adverse impacts of climate change, especially flood risk. 16. Enable improvements in water and air quality. 17. Minimise the use of non-renewable natural resources and promote more widespread use of renewable energy solutions. 18. Improve the sustainable design and construction of new development, including improving energy, water efficiency and water management. 	
<p><i>West Oxfordshire Infrastructure Delivery Plan (IDP) (Update November 2016)</i></p>	<p>The main purpose of the IDP is to identify the infrastructure needed to support future growth planned in West Oxfordshire. The Local Plan Housing Consultation Paper (July 2014) suggested the provision of 9,450 homes in the period 2011 – 2029 (525 per year) along with around 60 hectares of land for business. The Pre-Submission draft Local Plan proposes an extended plan period to 2031 and aims to provide at least 10,500 homes in this period (525 homes per year).</p> <p>The IDP is a 'living document' and will be regularly updated and monitored as more information becomes available and as new schemes are completed or new infrastructure requirements are identified.</p> <p>Monitoring will normally be carried out annually and will include an update of the infrastructure delivered along with the infrastructure which remains outstanding, an assessment of the risk of infrastructure projects being undelivered and a record of CIL and S106 receipts.</p>	<p>The SA should include an objective relating to the provision of infrastructure to support housing delivery.</p> <p>The AAP/SPD should include policies/proposals to ensure appropriate infrastructure is delivered alongside housing as set out in the IDP.</p>
<p><i>Eynsham Neighbourhood Plan: (Adopted February 2020)</i></p>	<p>Eynsham Parish Council Vision: <i>Our vision for the Parish of Eynsham at the end of the plan period is that both new and existing residents will be enjoying the same benefits of living in the village as current residents do in 2017 and that the area will be an even more attractive community in which to live and work.</i></p> <p>Our vision will be made reality through meeting eight primary objectives:</p> <p>ENV 1 Housing: New development shall ensure a mix of housing types and tenures to make a balanced community suitable for this area of West Oxfordshire close to the city of Oxford. The ideal community will have a range of ages, incomes, education and skills so that the community could be largely self-sustaining.</p> <p>ENV 2 Design: New development shall be visually attractive and in harmony with</p>	<p>The SA should consider the objectives and draft policies into account when developing objectives.</p> <p>The AAP/SPD should consider the objectives and draft policies of the Neighbourhood Plan into account when developing policy/proposals.</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<p>its immediate setting and character. It shall provide a pleasant and safe place for all residents to live. Developments should achieve a Building for Life or equivalent accreditation and developers should aspire to achieve national recognition for excellence by attaining a 'green' in all categories.</p> <p>ENV 3 Community facilities: New development shall ensure that new residents have at least the same access to community facilities as existing residents and new developments shall, as far as reasonably practicable, contribute to the facilities of the entire community. Eynsham is successful as a community because it is compact and people can access schools, employment and other facilities without the use of a private car. New developments shall maintain this compact and well-connected feature of the village.</p> <p>ENV 4 Natural Environment: New developments shall bring together all aspects of design, connectivity and natural environment that constitute the landscape setting of the new (and existing) development, closely linking village and countryside. Quick and easy access to countryside and retaining trees, hedgerows and footpaths is a vital element in retaining a village feel, in some measure compensating for the lack of a village green or park within the existing village.</p> <p>ENV 5 Transport and parking: New development shall be planned and constructed to ensure that all residents have ready access to local transport networks by private car, bicycle or public transport and that excellent paths are created for pedestrians cyclists and mobility vehicles. New developments should not exacerbate existing parking problems within the village centre and shall ensure adequate and appropriate parking for new residents.</p> <p>ENV 6 Economy – industry, commerce and retail: New developments shall ensure that Eynsham continues to offer a range of employment opportunities that reflects its location on the edge of the 'knowledge spine' around Oxford city and that potentially utilises a full range of skills from manual through to post-graduate levels. Development should also ensure the continued viability of the excellent range of local shops that allow residents to shop for day to day needs within the village.</p> <p>ENV 7 Sustainability and climate change: New development shall be sustainable now and in the long term without compromising one for the other. Homes of a standard compatible with the intentions of the Climate Change Act are likely to be commercially viable in Eynsham and offer benefits to be reaped by the many generations that will live in them.</p> <p>ENV 8 A New Settlement: ENV1-7 shall be shared by the new settlement, which shall be built according to Garden Village principles as a new, separate, community. Neither settlement should be dependent on the other; any shared facilities shall be for mutual benefit and without harm to either.</p>	
<p><i>West Oxfordshire Design Guide (2016)</i></p>	<p>The purpose of the Design Guide is to describe the qualities and characteristics that make West Oxfordshire special – its landscapes, settlements and buildings – and to describe the ways in which good design can protect and enrich the character of the District.</p> <p>Design is central to a wide range of issues, from the colour of a front door to the layout of a new housing area. Whatever the context, being 'fit for purpose' should never be enough. Outstanding design makes places special, is life-affirming, and forms a material legacy by which future generations will know and judge us: for this reason it should be the aim of all those involved in the change or management of West Oxfordshire's built and natural environment.</p> <p>The Guide provides advice to supplement policies contained in the West Oxfordshire Local Plan.</p>	<p>The SA should include an objective relating to design.</p> <p>The AAP/SPD should include policies and proposals to enable high quality design in line with the Council's overall design guide.</p>
<p><i>Blenheim Palace World Heritage Site Management Plan (2017)</i></p>	<p>The Blenheim Estate aim to maintain and preserve and, where appropriate, enhance the significance, values and character of the WHS, whilst continuing to provide a home for the Dukes of Marlborough, and a high-quality visitor experience for future generations. To achieve this the Estate will:</p> <ul style="list-style-type: none"> ■ maintain and manage the Palace and Park to preserve and enhance their character, and, where necessary repair significant buildings or replant parts of the Park in accordance with the objectives of this plan. 	<p>The SA should include an objective relating to the conservation and enhancement of heritage assets, with specific reference to Blenheim Palace where appropriate.</p> <p>The AAP should ensure no</p>

Title & Legislation	Summary, Objectives, Key Targets & Indicators	Implications for SA, AAP and SPD
	<ul style="list-style-type: none"> ■ use management practices that are consistent with the above and which are designed to conserve the heritage qualities of the plan area and its OUV (described in Chapter 2) through appropriate and sustainable policies and practices. ■ protect the existing opportunities for public access including existing public rights of way within the Park and the access arrangements to the Palace and grounds. ■ enhance the qualities of visitor facilities and achieve new levels of excellence in visitor management and related experiences as one of the UK's top tourism destinations. ■ interpret and present the history of Blenheim Palace and Park to a larger and more diverse audience, and continue to promote high quality education programmes. 	<p>harmful impact in terms of the setting of the Blenheim Palace WHS e.g. key views.</p>

Appendix C

Updated Baseline Information

Baseline information

Baseline information provides the basis for predicting and monitoring the likely sustainability effects of a plan and helps to identify key sustainability issues and means of dealing with them.

Annex 1 of the SEA Directive requires information to be provided on:

- a. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
- b. The environmental characteristics of areas likely to be significantly affected;
- c. Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC [the 'Birds Directive'] and 92/43/EEC [the 'Habitats Directive'].

This section presents the relevant baseline information for Eynsham and the surrounding area. Data referred to has been chosen primarily for regularity and consistency of collection, in order to enable trends in the baseline situation to be established, and also subsequent monitoring of potential sustainability effects.

Environmental

Eynsham is a village in West Oxfordshire, close to the City of Oxford and is located immediately south of the A40 around half way between Witney and Oxford. It falls within Eynsham Parish which extends to the north of the A40 and to the west to include Barnard Gate.

Eynsham has a rich heritage with the settlement being originally established as a consequence of its proximity to the River Thames and the crossing at Swinford. The first documented reference to Eynsham is in the Anglo-Saxon Chronicle for AD 571 but there is also evidence of occupation in the Roman period and a Bronze Age enclosure ditch over 3,000 years old was found under the site of the former Eynsham Abbey.

A Conservation Area covers much of the southern part of Eynsham and there are a number of listed buildings. Collectively, there are five Grade II Listed Buildings within the

Garden Village and West Eynsham sites and four in close proximity to the site boundaries. Additionally within the village of Eynsham itself, there are 71 Grade II Listed Buildings, one Grade II*, and two Scheduled Monuments. A third Scheduled Monument lies immediately adjacent to the West Eynsham site overlapping with a small part of the southern end of the site.

The Garden Village Site lies to the north of Eynsham and is bounded to the south by the A40, to the east by Lower Road, to the north the site boundary follows a wetland corridor and to the west, bridle path. The site is comprised of mainly agricultural land enclosed by hedgerows and contains four farmsteads: City Farm in the northeast corner, New Wintles Farm along the eastern edge, and Evenlode Farm and Acre Hill Farm adjacent to Cuckoo Lane.

The HLC data³⁶ shows that the western half of this site comprises late 18th to 19th century piecemeal enclosure and 19th century reorganised enclosures, which are common types within Oxfordshire. These two types of enclosure surround Acre Hill Farm and Evenlode Farm, both of which date to the 20th century. There is an area of modern woodland plantation (Eynsham Millenium Wood planted in 2000) to the south of Evenlode Farm.

Most of the eastern half of the site comprises fields created as a result of 19th century Inclosure Acts. These partially enclose two farmsteads – the 19th century City Farm (sited along the northern perimeter) and the 20th century New Wintles Farm (sited along the eastern perimeter). Between the two is a former minerals extraction area, which the Environment Agency's authorised landfill data suggests is in fact much larger than is visible on the ground³⁷. The eastern part of this area is currently occupied by an aggregates recycling facility and the rest has been restored to agricultural use.

In the Garden Village Site, there are four grade II listed buildings, all related to City Farm. These would be at risk of physical and setting change. Development of the Garden Village should ensure that these listed buildings and their spatial relationship are retained along with other key elements of their setting that relate to their heritage significance. Very little meaningful setting change is anticipated in relation to designated assets in the wider area of the Garden Village Site.

Eynsham village has a squarer form than its surrounding settlements which tend to follow a more linear form along roads. Eynsham's original core was extended as part of a planned medieval settlement and has since been obscured by post-WWII modern development until the late 1990s. The

majority of dwellings were built between 1945 and 1999 (66.8%) with just 11% being built since 2000. Compared to the national average there are more detached, semi-detached and terraced properties and much fewer flats. Notably, compared to the District average there are fewer detached properties and more semi-detached and terraced properties.

As a result of its historic origins, the village has a distinct, compact form being tightly hemmed in by continuous functional flood plain from the south west to north east and the A40 to the north. The compact nature of the village means it is very walkable, allowing residents to access shops, schools, pubs, places of worship and other services, events and meetings that take place in various venues on foot. There is however a relative lack of green space – an issue highlighted in the Referendum Version of the Eynsham Neighbourhood Plan which seeks to identify a number of local green spaces as shown on the plan in **Figure C.1** below.

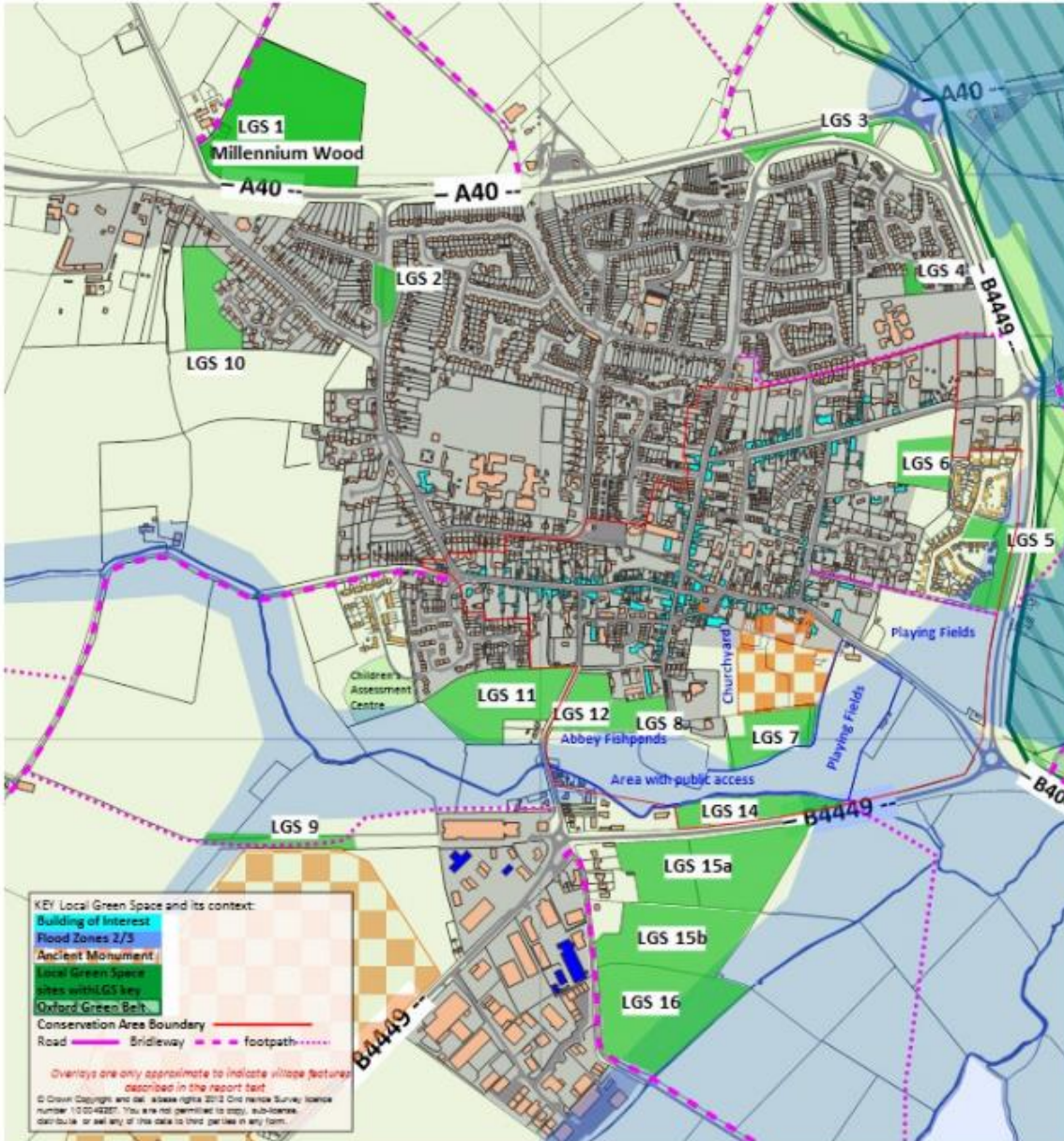
³⁶ OCC and HE, 2017. Oxfordshire Historic Landscape Characterisation. Available online at:

https://archaeologydataservice.ac.uk/archives/view/oxfordshire_hlc_2017/

³⁷ [https://data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-](https://data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-99108371c0ee/permited-waste-sites-authorized-landfill-site-boundaries)

[99108371c0ee/permited-waste-sites-authorized-landfill-site-boundaries](https://data.gov.uk/dataset/ad695596-d71d-4cbb-8e32-99108371c0ee/permited-waste-sites-authorized-landfill-site-boundaries)

Figure C.1: Key Local Green Space and its context



In landscape terms, much of the land to the west and north of Eynsham falls within the 'Eynsham Vale' landscape character area as defined in the West Oxfordshire Landscape Assessment (1998). The Upper Thames Clay Vales National Character Area (NCA) covers the land surrounding Eynsham and comprises a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays.

Overall, the Eynsham Vale has an attractive and largely unspoilt, rural character but with some localised variations in quality and condition. The majority of the garden village site and the northern half of the West Eynsham site are classified as 'semi-enclosed rolling vale farmland'. Characteristics of this

landscape type include a stronger structure of trees and hedgerows, trees and occasional belts or blocks of woodland, a semi-enclosed character and moderate intervisibility.

At West Eynsham, the southern half of the site (south of Chilbridge Road) is classified as 'open rolling vale farmland' and is therefore more sensitive in landscape terms. Characteristics of this landscape type include larger-scale, cultivated fields (predominantly arable) with regular field boundaries, a weak structure of tightly clipped hedges and few hedgerow trees, an open, denuded character and high intervisibility.

The eastern part of the garden village site is classified as 'semi-enclosed flat vale farmland' with characteristics being distinctly flat and low-lying, a stronger landscape structure of ditches, hedgerows and occasional woodland blocks and a semi-enclosed character with moderate to low intervisibility.

As part of collective work on unmet housing need in 2016³⁸, independent consultants LUC assessed a large proportion of the garden village site (excluding the northern parts around City Farm) and concluded that it was of 'medium-high' landscape sensitivity as a result of its strong rural character. LUC also assessed the northern half of the West Eynsham site concluding that it is of 'medium' landscape sensitivity due to the contribution it makes to the rural setting of Eynsham.

Views west from the village into open countryside and east back towards the St Leonard's Church and Wytham Hill are important features of Eynsham. These have been identified through the Neighbourhood Plan as contributing significantly to the rural feel of the village that is highly valued by residents. Acting as a defining characteristic of Eynsham, these views furthermore highlight the compact nature of the settlement.

A review of Natural England's Agricultural Land Classification Map shows that the majority of land at Eynsham is land classified as 'predominantly in urban use'. However, to the north, south and east of the village there is a band of Grade 2 ('very good') agricultural land. There are also extensive areas of Grade 3 (good to moderate') agricultural land further to the north and east. To the west of the village is a portion of Grade 4 ('poor') agricultural land.

In terms of biodiversity, the West Eynsham and Garden Village sites contain, and are in proximity to, areas notable for their biodiversity and ecology. Within the Garden Village site, sensitivities and designations include: predominantly lower though some high spatial priority areas of woodland priority habitat network; high priority for stewardship of farm wildlife areas; Keeping Rivers Cool project area; woodland for water priority catchment area; environmentally sensitive area of the upper Thames tributaries (south east corner of site); nitrate vulnerable zone for surface water; drinking water safeguard zone (surface water); drinking water protection area; some areas classified within Flood Zone 2 and immediately adjacent to areas classified as Flood Zone 2 and 3; stewardship agreements; and agricultural land (including some best and most versatile agricultural land).

The site also includes the Eynsham Millennium Wood which is part of the national forest inventory, a woodland improvement area, Woodland Trust site, and part of the Woodland Grant Scheme 3.

Land at West Eynsham contains a number of sensitivities and designations including: predominantly lower though some high spatial priority areas of woodland priority habitat network (north east part of site); priority habitat for deciduous woodland; priority species for countryside stewardship targeting (Lapwing and Brown Hairstreak); Keeping Rivers Cool project area; nitrate vulnerable zone (surface water); drinking water safeguard zone (surface water); drinking water protection area; areas around the Chil Brook classified within Flood Zone 2 and 3; and agricultural land (including some best and most versatile agricultural land).

Of relevance to both sites is the Oxford Meadows Special Area of Conservation (SAC) which is located approximately 2.5km and 3.7km east of the Garden Village and West Eynsham sites respectively. It comprises a lowland hay meadow and includes vegetation communities that are unique, reflecting the influence of long-term grazing and hay cutting on lowland hay meadows. The previous Habitat Regulations Assessment (HRA) work carried out in support of the Local Plan identified potential issues in terms of air pollution (nitrogen oxide emissions from vehicular activity along the A40, and nitrogen deposition) and recommended plan-level measures to enable a conclusion of no adverse effect to be reached.

Both sites are also in close proximity to the Oxford Green Belt which lies adjacent to the Garden Village site on its eastern boundary. Both sites are within the outer most impact risk zones for nationally recognised Sites of Special Scientific Interest (SSSI) nearby to the east and southeast including Wytham Woods, Wytham ditches and flushes, and Cassington Meadows. Wytham Hill Conservation Target Area is located to the north west of Eynsham. Woodland covers a large part of this area. Most of this woodland is within the woods of the Wytham SSSI which forms a large and continuous area.

In terms of green infrastructure, both sites contain bridleway networks and public right of ways (PROWs). The Garden Village site also includes the Eynsham Millennium Wood. Eynsham itself also has a number of playing/recreation fields, well-maintained allotments and informal 'dog walking' fields. Ordnance Survey (OS) publish the locations and extent of green spaces that are likely to be accessible to the public. According to the OS data, the total amount of green space in Eynsham is half the average for England as whole (1.11% compared with 2.22%)³⁹.

Transport is a key issue for this sub-area. The A40 runs east-west through it and significant congestion occurs between Eynsham and Oxford at peak times. This also has a knock-on effect as drivers choose to avoid the A40 by using the A4095

³⁸ <https://www.westoxon.gov.uk/media/1572227/SD14-Oxford-Spatial-Options-Assessment-LUC-September-2016-.pdf>

³⁹ <https://www.westoxon.gov.uk/media/2036549/Eynsham-Green-Infrastructure-Study.pdf>

through Long Hanborough and Bladon before joining the A44 just south of Woodstock. This leads to large volumes of through traffic in those villages and congestion on the A44 approaches to Oxford.

The high level of traffic through the area is likely to contribute to a significant proportion of overall carbon emissions. West Oxfordshire District Council has recognised the contribution the District makes to climate change and in June 2019 a motion to address the climate and ecological emergency was declared. This includes a pledge to become a carbon-neutral council by 2030.

A further key issue for Eynsham is the congestion caused at peak times by the Swinford Toll Bridge to the south east as drivers opt to use the B4044 as a further alternative to the A40 for travel into and beyond Oxford. Further pressure on the primary routes is caused by industrial traffic from the Lower Windrush area which often travels north, due to inadequate river crossings to the south (e.g. Newbridge).

In terms of public transport, Eynsham has access to very good bus services, with regular premium services to Oxford, Witney and Carterton. There is a need to improve bus journey times, however, through Eynsham and approaching the Wolvercote roundabout on the edge of Oxford. £35m of funding has been made available through the local growth fund and will be used to implement improvements including the provision of a new park and ride site to the north of Eynsham, coupled with the provision of an eastbound bus lane between the park and ride and the Duke's Cut canal bridge near Wolvercote. Further funding potential exists through the Government's Housing and Infrastructure Fund (HIF) which would enable westbound bus priority together with additional dualling and other improvements to the A40.

In term of rail infrastructure, Hanborough Station is located around 5km to the north of Eynsham along Lower Road.

Notably the number of households with no car or just one car is higher than District average and the number with two or more cars is below the District average. Those that live in Eynsham travel an average of 15.6km to work while those who work in Eynsham travel 18.3km from home⁴⁰. Further, Eynsham residents commute primarily to Woodstock, Witney, Kidlington and Oxford city, as well as Cotswold District and London.

Levels of air pollutants are in line with the District and national averages in terms of Benzene (0.01ppm) and particulates (0.4ppm). Concentrations of nitrogen dioxide are slightly higher than the District average (0.3ppm versus 0.2ppm) but below national levels (0.5ppm) and sulphur dioxide is on a par

with the District average which itself is just below the national average (0.04ppm for District and village versus 0.05ppm nationally). While air quality in Eynsham is relatively good, the congestion along the A40 and potential impacts on the Oxford Meadows SAC and the Oxford Air Quality Management Area (AQMA) are a key consideration.

Social

Eynsham falls within the Eynsham – Woodstock sub-area as defined by the West Oxfordshire Local Plan 2031. It is the third largest of the Local Plan's five sub-areas, covering around 14,000 hectares and accommodating a population of around 21,000 people. The three main settlements within the sub-area are Eynsham, Long Hanborough and Woodstock.

With a population of around 5,075 (48% male and 52% female), Eynsham is the fourth largest settlement in West Oxfordshire, located just south of the A40, half-way between Oxford and Witney and just beyond the western edge of the Oxford Green Belt. Eynsham is an important local service centre offering a wide range of facilities and employment.

The indicative housing requirement for the Eynsham – Woodstock sub-area as set out in the West Oxfordshire Local Plan is 5,596 homes in the period 2011 – 2031. This includes past completions (547 homes) existing large commitments (1,258 homes) existing small commitments (164 homes) allocated sites (3,338) and future 'windfall' development (289 homes).

Eynsham has been identified as the location with the greatest potential for further development due to the size of the settlement as well as its proximity and connections to Oxford City and the Oxfordshire 'knowledge spine'. As a result, the area to the west of Eynsham has been allocated as a strategic development area for around 1,000 homes while the area to the north of Eynsham will be the site of the garden village with a working assumption of around 2,200 new homes.

Relative to national averages, Eynsham has: a larger proportion of owner-occupied housing (74.4% versus 64.1%); fewer owner-occupied shared ownership homes (0.5% versus 0.8%); fewer social rented households (12.3% versus 17.7%); and homes rented from the Council (2.6% versus 9.4%). There are more homes rented from a housing association or social landlord (9.7% versus 8.3%) and fewer rented from a private landlord or letting agency (11.0% versus 15.4%).

The average house price in Eynsham as per figures from the Land Registry is £406,712 compared to the England average of £248,271⁴¹. The affordability gap for affordable housing is £53,104 and £126,541 for the average house price. The affordability gap for affordable housing is lower than the

⁴⁰ Eynsham Commuting Data - <https://www.westoxon.gov.uk/media/1876254/Eynsham-Travel-to-Work.pdf> (2011)

⁴¹ As per Land Registry reporting for England up to March 2020

national average which is £68,291. The affordability gap for the average house price in Eynsham is lower than the England average of £145,278.

At present in West Oxfordshire there are eleven authorised Gypsy and Traveller sites, including at Stanton Harcourt, Barnard Gate and Eynsham. The sites are small, accommodating one family and are privately run. There are also sites for Travelling Showpeople at Cassington, and Freeland. The existing Travelling Showpeople site at Cuckooood Farm, Freeland, has been identified as suitable for limited expansion and received planning approval for 6 additional plots in March 2017. Further potential for an additional site to meet the accommodation needs of the travelling communities will be considered as part of the future masterplan work of the Strategic Development Areas, especially the Oxfordshire Cotswolds Garden Village.

According to 2019 data, Eynsham has a significantly larger population aged 65+ (24.6%) relative to the Oxfordshire (18.2%) and England averages (17.9%). A snapshot of 2015 data also reveals that the Eynsham and Cassington ward had the highest number of older people in the District (though Burford had the highest proportion). According to 2019 data, 67.6% of the population in Eynsham are of working age, which is higher than the Oxfordshire average of 62.8%.

Eynsham's population also contains significantly more 'White British' people than the national average (92.2% compared to 79.8%). Residents who fall within 'Black or Minority Ethnic' (BME) groups comprise 7.8% of the local population which is significantly less than the reported 20.2% nationally. People who are categorised as 'White-non-British' make up 4.3% of the local population which is slightly less than the 5.7% figure at the national level. Christianity is the majority religion (64.0%) with 'no religion' a distant second (26.9%). Compared to England household averages, there are more pensioner households (27.8% of Eynsham's households versus 20.7% of England's), fewer single-person households (12.6% in Eynsham versus 17.9% nationally), fewer lone parent families with dependent children (17.8% in Eynsham versus 24.5% nationally), and more married households (37.3% in Eynsham versus 33.2% in England).

Eynsham has a vibrant, active community that sustains a good range of shops and retail businesses as well as many societies, clubs and sports teams. Whilst Eynsham is a village, its size makes it larger than many nearby small towns. Unlike a small town, however, there is no commercial centre, with the village's core features including the church and the square in the historic centre with shops and services scattered along the oldest streets⁴². The village has a medical centre (the

Eynsham Medical Centre), village hall, three churches, 3 play areas, football and cricket pitch, and a number of other community facilities. The percentage of total green space (all types) coverage is 1.1% in Eynsham versus 0.7% in West Oxfordshire and 2.2% in England.

There are two schools, one secondary (Bartholomew School) and one primary (Eynsham Community Primary School). Pupil attainment at Key Stage 4 is above average (409.0 versus 377.8 for the District and 366.3 across England) and at Key Stage 1 and 2, broadly in line. In terms of early years, the number of pupils achieving at least the expected level in all 17 early learning goals is lower than the District and national averages (57.9% in Eynsham, 64.0% in West Oxfordshire, and 58.0% in England) as is the percentage of pupils achieving a 'good level of development' (53.9% in Eynsham versus 65% District-wide and 60% in England). The average distance from a secondary school in Eynsham is 0.9km.

The proportion of people in Eynsham with no qualifications (20.0%) is less than the national average (22.0%) but higher than the District average (17.6%) and Oxfordshire average (16.7%). The proportion with the highest qualification (equivalent to degree or higher) is slightly above the District average (33.3% versus 32.9%) and above the national average (27.4%).

Between December 2018 and November 2018, the number of all crimes reported in Eynsham was 55.9 per 1,000 of the population, significantly lower than the national average of 134.5. In terms of health and well-being the proportion of residents with a limiting long-term illness, whilst slightly higher than the District average (16.3% versus 14.5%), remains lower than the national Average (17.6%). Compared to national incidence levels, nearly twice the numbers of people are likely to have colorectal cancer (incidence ratio of 193 versus 104 for the District) and are more likely to die from stroke incidence ratio of 120 for Eynsham versus 101 for West Oxon).

The percentage of physically active adults is the same as the Oxfordshire average (69% versus 66% of the adult population) and a higher proportion of people (both children and adults) are classified as obese relative to District levels (9.4% of reception year children in Eynsham versus 7.3% Oxfordshire-wide and 9.6% across England; 18.80% of year 6 children in Eynsham versus 16.4% in the Oxfordshire and 20% in England; 24.9% of adults in Eynsham versus 20.7% Oxfordshire-wide and 24.1% in England).

The number of emergency hospital admissions is also higher than the District average though below England rates. Overall life expectancy is on a par with West Oxfordshire as a whole which is slightly higher than the national average 81 years for males in Eynsham and West Oxon versus 79 years across

England; 84 years for females in Eynsham and West Oxon versus 83 years for England).

At the time of writing, the UK including Oxfordshire and the South, is in the midst of the coronavirus pandemic. Impacts of the pandemic are wide ranging and cut across issues relating to the economy and wider indicators of deprivation, as well as health. While the South East region as a whole has been less badly affected than some other areas of the UK (at the time of writing), the medium and long-term impacts of the public health crisis will take time to become known.

Economic

Eynsham plays an important economic role and along with Carterton, Chipping Norton and Witney and is a relatively important centre in terms of commercial property. Wharf Road, Eynsham is home to one of West Oxfordshire's largest employers, Siemens Magnet Technology. There is also an area of established business use to the south of Eynsham along either side of the B4499 – Oasis Park and Oakfields Industrial Estate. Just fewer than 18% of businesses are in the professional, scientific and technical services sector.

Evidence⁴³ prepared in support of the West Oxfordshire Local Plan 2031 identifies the Eynsham and Woodstock sub-area as being of particular importance with around 25% of the District's employment as a whole located here with around character area 10,400 jobs (a higher number of jobs than resident workers).

It also identifies a relative lack of employment land provision and suggests that in the Eynsham – Woodstock sub-area, there is a need to allocate further land for employment to support the growth of the Oxford City region. It is for this reason that the garden village allocation makes provision for 40 ha of new business land (out of a total site area of around 215 ha).

The proportion of economically active people aged 16-74 is higher than the national average (73.6% versus 69.9% respectively). There are more economically inactive residents compared to West Oxfordshire as a whole (26.4% in Eynsham versus 23.2% in West Oxon), fewer full time (41.3% in Eynsham versus 45.4% in West Oxon) and self-employed workers (11.7% in Eynsham versus 12.4% in West Oxon) and a greater proportion of part-time employees (16.1% in Eynsham versus 14.3% in West Oxon). A high proportion of the workforce is either in managerial (11.9%) or professional (34%) occupations.

This is reflected in close links with Oxford with around 30% of workers travelling to work in Oxford. Notably, job density (i.e. number of jobs as a percentage of the working age

population) is above the District and national averages (83% in Eynsham versus 68.8% in West Oxon and 74.8% in England). The breakdown of public and private sector workers is very similar to the district-wide position.

Unemployment benefit (0.7%), Job Seeker's Allowance (no claimants for more than 12 months) and youth unemployment claimants (no claimants) are below the national proportion of claimants (1.9%, 0.4% and 2.6% respectively) as is the proportion of incapacity benefit claimants (2.9% in Eynsham versus 5.7% in England) and the proportion of working age workless benefit claimants (5.8% versus 10.7% in England). Net weekly household income after housing costs is £641 in Eynsham, £648 in West Oxfordshire and £495 in England.

⁴³ West Oxfordshire Economic Snapshot and Outlook (January 2015)

Appendix D

Appraisal of AAP Policy and Spatial Framework Options

During preparation of the Preferred Options version of the AAP, West Oxfordshire District Council suggested reasonable alternative options for many of the policy topics to be addressed within the AAP, as set out in the consultation questions within the Summer 2018 Issues document. In a number of cases, no reasonable alternative options were identified because anything other than the proposed approach would be contrary to national policy. The full suite of issues and consultation questions included in the 2018 consultation document and the policy options they represented are set out in **Appendix F** of this SA Report.

This chapter presents the SA findings for the reasonable alternative policy options contained within the Issues consultation document. The likely sustainability effect of each option in relation to the SA objectives in the SA framework and the reasons for the likely effects identified are described. As many of the policy options relate to a specific topic area, they are generally only likely to have effects on a limited number of the SA objectives.

The more detailed policies that are now included in the Pre-Submission document and the preferred policy approaches that were included in the Preferred Options document have also been subject to SA. The findings for the policies in the Pre-Submission document are presented in the **Chapter 4** of this report, with a summary of the findings for the preferred policy approaches in the Preferred Options document presented in **Appendix E**.

Appraisal findings for the policy options

A potential 'vision' for the Garden Village

This section summarises the SA findings for the approach the AAP should take in relation to a potential 'vision' for the Garden Village. One option has been considered.

Table D.1 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.1: Summary of sustainability effects for options considered in relation to the potential "vision" for the AAP

SA Objective	Option considered for the potential 'vision' for the AAP
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SA Objective	Option considered for the potential 'vision' for the AAP
SA1: Housing	++
SA2: Health and well-being	+
SA3: Inclusive communities	+
SA4: Education	++
SA5: Crime	0
SA6: Services and facilities	++
SA7: Land use	-
SA8: Waste	0
SA9: Air quality	+/-
SA10: Climate change	+/-
SA11: Water	0
SA12: Flooding	-?
SA13: Biodiversity and geodiversity	+/-
SA14: Landscape	+/-
SA15: Historic environment	-
SA16: Employment	+
SA17: Economic growth	+

Consultation question 32: *description of potential sustainability effects of the option considered in relation to the AAP approach to a potential 'vision'*

The potential 'vision' is expected to have the most direct impacts in relation to SA objective 1: **housing**, SA objective 4: **education** and SA objective 6: **services and facilities**. The provision of about 2,000 new homes as well as new education facilities and community facilities is likely to contribute to the housing delivery and service provision that is required in West Oxfordshire in order to meet identified housing needs. The option considered also supports the provision of a range of housing types (including affordable houses) that are sustainably designed and constructed.

The option for the vision sets out to provide a network of useable green infrastructure across the garden village. As such, minor positive effects are expected in relation to SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape**. The integration of green infrastructure at the garden Village is likely to promote habitat creation and connectivity as well as the conservation and opportunities for

the enhancement of the existing landscape. However, a minor negative effect is expected in combination in relation to these SA objectives as there is potential for the level of development supported to have negative impacts on wildlife and geological designations in the area. This development may also have adverse impacts in terms of the landscape character of the area. Similarly, a minor negative effect is also expected in relation to SA objective 15: **historic environment** as the scale of the proposals set out in the vision has the potential to result in adverse impacts in terms of the setting of the built historic environment in the surrounding area and Eynsham.

A minor positive effect is expected for the option for the vision in relation to SA objective 2: **health and well-being**. The promotion of walking and cycling is likely to result in positive impacts on resident's health. The potential for further recreational opportunities and sustainable travel options could also result in positive impacts on overall community cohesion, by reducing the potential for social isolation in the garden village. As such, a minor positive effect is also expected in relation to SA objective 3: **inclusive communities**.

The delivery of about 2,200 homes as well as supporting infrastructure is likely to result in the loss of agricultural land to the north of Eynsham. As such, a minor negative effect is expected in relation to SA objective 7: **land use**. A minor negative effect is also expected in relation to SA objective 12: **flooding** as the scale of the development set out in the vision is likely to result in an overall increase in impermeable surfaces in the region. The effect is uncertain as the flood risk potential will be dependent on the implementation and design of SuDS, which is unknown at this stage. The scale of the development also has the potential to increase the level of car travel in the area, which is likely to result in increased carbon emissions and a reduction in air quality. As such, a minor negative effect is expected for the 'vision' in relation to SA objective 9: air quality and SA objective 10: **climate change**. A minor positive effect is also expected in relation to these objectives as there is an emphasis on achieving sustainable travel within the garden village, which will result in reducing reliance on fossil fuel reliant travel choices. Furthermore, the encouragement of sustainable design and construction is likely to reduce dependency on energy for non-renewable sources.

The option considered for the vision for the Garden Village includes the provision of a significant amount of employment space. This is likely to attract inward investment and provide employment opportunities which residents will have easy access to. Therefore, a minor positive effect is expected in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. The option considered also includes capitalisation on the site's proximity to the Oxfordshire knowledge spine and the opportunities this could present to attract high-tech university spin-outs from Oxford. The

successful achievement of this approach could potentially lead to further growth and economic diversification in the area.

Number of new homes

This section summarises the SA findings for the approach the AAP should take in relation to the amount of new homes delivered in the Garden Village. One option was considered for inclusion in the AAP at the issues stage, which is the delivery of 2,200 new homes. Consultation question 7a sought views on whether 2,200 homes represented a reasonable ‘working assumption’.

Table D.2 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.2: Summary of sustainability effects for option considered in relation to number of new homes to be supported through the AAP

SA objective	Option 1
SA1: Housing	++
SA2: Health and well-being	+/-?
SA3: Inclusive communities	0
SA4: Education	+/-?
SA5: Crime	0
SA6: Services and facilities	+
SA7: Land use	--
SA8: Waste	0
SA9: Air quality	+/-?
SA10: Climate change	+/-?
SA11: Water	-
SA12: Flooding	-
SA13: Biodiversity and geodiversity	-?
SA14: Landscape	-?
SA15: Historic environment	--?
SA16: Employment	+
SA17: Economic growth	0

Consultation question 7: description of potential sustainability effects of options considered in relation to the AAP approach to total number of dwellings delivered

The Local Plan for West Oxfordshire sets out to provide at least 15,950 homes in the period up to 2031 at an average rate of 798 dwellings per annum. It is suggested that this rate of delivery is nearly double the historic long-term housing delivery rate for the District and will be challenging to deliver. As such, the option considered in relation to Issue 7a of delivering 2,200 new homes at the Garden Village provides an opportunity to contribute significantly towards the overall housing target. This option is also expected to deliver homes that would contribute to the need for differing types, sizes and tenures including affordable housing. Therefore, a significant positive effect is expected in relation to SA objective 1: **housing**.

The Issues Paper states that the housing supported would be delivered at a relatively modest density, however it is not stated if the density to be delivered considers the potential impacts in terms of promoting efficient use of land, as well the historic environment and landscape. A negative effect is therefore expected for this option in relation to SA objective 7: **land use**, SA objective 14: **landscape** and SA objective 15: **historic environment**. There is potential for residential development of this quantity at the Garden Village to result in the loss of valuable agricultural land, impacts on existing landscape character and impacts on the historic environment in Eynsham. The negative effect expected in relation to SA objective 7 and 15 is significant given that the areas of Grade 2 agricultural land may be developed and the Garden Village boundary would be within 450m of Eynsham Conservation Area. While existing development within the village lies between the development boundary and the Conservation Area, which may limit the potential effects on the setting of this heritage asset, a number of listed buildings and HER recorded assets lie within the area to be developed. The effect relating to landscape and the historic environment are uncertain dependent upon the design of any development which comes forward, which may allow for appropriate mitigation to be incorporated.

The delivery of 2,200 homes has the potential to significantly increase the level of traffic in the area, both during construction and when the development is finished. As such, a minor negative effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** due to the negative impacts on air quality and carbon emissions that additional traffic could bring to the area. There are a number of bus stops along the southern edge of the potential development boundary on the A40, which may encourage trips to be made by sustainable transport. As such the negative effects expected for these SA objectives are likely to be combined with a minor positive effect. The overall effect is

uncertain as it is not clear at this stage whether there will be a significant increase of private car trips and any transport implications will depend in part on the behaviour of new residents. A significant negative effect is expected in relation to SA objective 13: **biodiversity and geodiversity**. Development on greenfield land has the potential to result in habitat loss, disturbance and fragmentation in the area. Furthermore, City Farm Local Wildlife Site is located adjacent to the northern edge of the potential development boundary. The effect is uncertain considering that green infrastructure might be incorporated as part of new housing development which may help to mitigate any adverse impacts.

It is likely that the delivery of 2,200 homes will result in an overall increase in the level of impermeable surfaces in the area. As such, a minor negative effect is expected in relation to SA objective 11: **water** and SA objective 12: **flooding** for the option considered. The potential for a decrease in the infiltration of surface water could result in flooding, which could also result in an adverse impact on local water quality due to wastewater infrastructure becoming overburdened by flood water. A very small portion of the north eastern edge of the area which may be developed is with Flood Zone 2 and Flood Zone 3. Considering the small areas of land which fall within these areas of flood risk, it is expected that housing development could be delivered within the area boundary while avoiding the areas of highest flood risk.

A minor positive effect is expected for the option considered in Issue 7a in relation to SA objective 16: **employment**. This option does not support the delivery of new employment opportunities or new service provision within the area. However, the Local Plan identifies Eynsham as a rural service centre and therefore it is expected that new residents would have access to some employment opportunities at this location. New housing development would also be within 8km of Oxford where a high number of employment opportunities are available. Housing development of this scale (2,200 homes) is also likely to also provide new employment opportunities in the area during construction and may support further provision after completion. Considering the provision of Eynsham a minor positive effect is also expected in relation to SA objective 6: services and facilities.

Eynsham Village also provides access to healthcare facilities at Eynsham Medical Centre as well a primary school and secondary school. As such a minor positive effect is recorded for the option considered in relation to SA objective 2: **health and well-being** and SA objective 4: **education**. The positive effect is uncertain and likely to be combined with a minor negative effect given the potential sensitivities of these particular facilities to accommodate new residents. It is acknowledged that without extending the services provided by these facilities that there is potential for them to becoming overburdened.

Dwelling size

This section summarises the SA findings for the approach considered at the issues stage in relation to requiring the delivery of the different dwelling sizes (market and affordable). Two options were considered for inclusion in the AAP. The options considered were to provide an indicative range of dwelling sizes (market and affordable) to avoid being overly prescriptive or to set a specific requirement for certain dwelling sizes through the AAP.

Table D.3 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.3: Summary of sustainability effects for options considered in relation to size of dwellings to be delivered in the AAP

SA Objective	Option 1	Option 2
SA1: Housing	++	++/-?
SA2: Health and well-being	0	0
SA3: Inclusive communities	0	0
SA4: Education	0	0
SA5: Crime	0	0
SA6: Services and facilities	0	0
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	0	0
SA10: Climate change	0	0
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0
SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 8: description of potential sustainability effects of options considered in relation to the AAP approach to dwelling size

Given the focussed nature of the options being considered it is expected that a negligible effect would occur in relation to the majority of SA objectives.

The Local Plan for West Oxfordshire currently seeks to provide a broad range of house types to meet a variety of requirements, including for people who wish to self-build. There is currently a predominance of larger properties in the District which has adversely impacted affordability. At present there is an overall aim set out through the Local Plan to achieve a better balance of house types to address this issue. It is expected that both options would be in line with and help to achieve this aim.

While both options for Issue 8a would seek to address these issues, Issue 8a Option 2 would involve a more prescriptive approach. It is anticipated that including a more prescriptive policy approach in the AAP could adversely impact the overall rate of delivery of homes within the area covered by the AAP by placing overly onerous requirements on site developers. As such while both options would help to deliver an appropriate mix of homes meaning a significant positive effect is expected in relation to SA objective 1: **housing** for both options, this significant positive effect is expected to be combined with a minor negative effect for Issue 8a Option 2. The minor negative effect is uncertain given that any adverse impact on housing delivery will ultimately be dependent upon developers' decisions, which are unknown at this stage.

Dwelling types

This section summarises the SA findings for the approach considered at the issues stage in relation to requiring the delivery of a mix of dwelling types. There are two options that have been considered for inclusion in the AAP. These options are a good, overall balanced mix of dwelling types or a specific requirement for certain dwellings types.

Table D.4 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.4: Summary of sustainability effects for options considered in relation to dwelling types to be delivered in the AAP

SA Objective	Option 1	Option 2
SA1: Housing	++	++/-?
SA2: Health and well-being	0	0
SA3: Inclusive communities	+	+

SA Objective	Option 1	Option 2
SA4: Education	0	0
SA5: Crime	0	0
SA6: Services and facilities	0	0
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	0	0
SA10: Climate change	0	0
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0
SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 9: description of potential sustainability effects of options considered in relation to the AAP approach to dwelling types

The options considered are narrow in focus and therefore it is expected that there will be a negligible effect in relation to the majority of SA objectives.

The West Oxfordshire Local Plan does not offer specific guidance on the housing types that should be built but does suggest a general aim of achieving a broad, balanced mix of property types. Similarly, the Eynsham Neighbourhood Plan does not specify any particular types of new housing but does suggest high density using the terraced form is an option. Both Issue 9a Option 1 and Option 2 would seek to facilitate the delivery of housing types to meet the needs of a variety of people in the Garden Village. As such, significant positive effects are expected in relation to SA objective 1: **housing** for both options. However, a minor negative effect is also expected for Option 2 in relation to SA objective 1: **housing** as it is likely that setting specific requirements for housing could adversely impact the overall rate of delivery of homes within the Garden Village. The minor negative effect is uncertain as impacts on housing delivery will be dependent, in part, upon developers' decisions, which are unknown at this stage.

It is expected that both options considered would result in a minor positive effect in relation to SA objective 3: **inclusive**

communities. It is likely that providing housing types for a wider section of the population will help to promote overall social cohesion in the Garden Village by helping to create a more balanced community.

Affordable housing

This section summarises the SA findings for the approach considered at the issues stage that the AAP should take in relation to the delivery of affordable housing. Five options were considered for inclusion in the AAP. The first group of

options considered were whether 50% of new homes should be affordable, less than 50% should be affordable or more than 50% should be affordable. The second group of options considered were whether there should be a balanced mix of different affordable housing types or there should be a specific requirement for certain affordable housing types.

Table D.5 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.5: Summary of sustainability effects for options considered in relation to the delivery of affordable housing in the AAP

SA objective	10a - Option 1	10a - Option 2	10a - Option 3	10b - Option 1	10b - Option 2
SA1: Housing	++	+	++/-?	++	++/-?
SA2: Health and well-being	0	0	0	0	0
SA3: Inclusive communities	+	+?	+	+	+
SA4: Education	0	0	0	0	0
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	0	0	0	0	0
SA7: Land use	0	0	0	0	0
SA8: Waste	0	0	0	0	0
SA9: Air quality	0	0	0	0	0
SA10: Climate change	0	0	0	0	0
SA11: Water	0	0	0	0	0
SA12: Flooding	0	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0
SA14: Landscape	0	0	0	0	0
SA15: Historic environment	0	0	0	0	0
SA16: Employment	0	0	0	0	0
SA17: Economic growth	0	0	0	0	0

Consultation question 10: description of potential sustainability effects of options considered in relation to the AAP approach to affordable housing

Due to the narrow focus of the options considered, there is expected to be a negligible effect in relation to the majority of SA objectives.

Housing affordability has been identified as a major problem in Oxfordshire, with average housing prices at Eynsham well above the national average. The Local Plan for West Oxfordshire sets out to achieve a broad range of housing types, with affordable housing being an integral part of this in

order to address the current imbalance within the housing market.

As such, for Issue 10a Option 1 and Issue 10a Option 3, a significant positive effect is expected in relation to SA objective 1: **housing**, as these options are in line to achieve a more balanced mix of dwelling types and tenures to meet identified affordable housing needs. There is also a minor negative effect for Issue 10a Option 3 as the provision of over 50% affordable housing is seen to have greater potential to reduce the viability of housing delivery in the area and therefore also impact on the rate of housing provision.

However, the effect is uncertain the rate of housing delivery will be dependent on developers' decisions, which are unknown at this stage. For Issue 10a Option 2, the effect is reduced to a minor positive as an affordable housing target of less than 50% will contribute less to satisfying identified housing needs in the area.

A significant positive effect is also expected in relation to Issue 10b Option 1 and Issue 10b Option 2 in relation to SA objective 1: **housing** as it is likely that both options will contribute to delivering affordable housing in line with identified needs. However, a minor negative effect is also expected in combination for Issue 10b Option 2 in relation to SA objective 1: **housing**. Setting a requirement for developers to provide specific affordable housing types could adversely impact on the rate of housing delivery at the Garden Village. The effect is uncertain as the developer decisions that will affect the rate of housing delivery are unknown at this stage.

It is expected that all options considered would result in a minor positive effect in relation to SA objective 3: **inclusive communities**. It is likely that providing some level of affordable housing would help to meet the requirements of a wider section of the population. This is likely to help adverse an indicator of social deprivation and to promote overall social cohesion in the Garden Village. The minor positive effect

expected in relation to this SA objective for Issue 10a Option 2 is recorded as uncertain. Delivering an affordable housing target of less than 50% is expected to help promote the achievement of social cohesion and address social deprivation to some extent. The more limited nature of this type of provision supported through Issue 10a Option 2, means that the potential for beneficial effects is partially uncertain.

Meeting specific housing needs

This section summarises the SA findings for the approach considered at the issues stage in terms of how the AAP should seek to address specific housing needs in the Garden Village. Six options were considered for inclusion in the AAP. The options considered were the provision of 5% self-build housing; provision of 25% accessible and adaptable properties with 5% that are wheelchair adaptable; provision of specialist accommodation for the elderly and/or those with disabilities; provision of student accommodation; provision of homes to meet the needs of essential workers and provision of accommodation for the travelling community.

Table D.6 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.6: Summary of sustainability effects for options considered in relation to meeting housing needs in the AAP

SA Objective	11a Option 1	11b Option 2	11c Option 3	11e Option 4	11f Option 5	11g Option 6
SA1: Housing	++	++	++/-?	++	++	++
SA2: Health and well-being	0	0	0	0	+	0
SA3: Inclusive communities	+	+	+	+	+	+
SA4: Education	0	0	0	+	+	0
SA5: Crime	0	0	0	0	+	0
SA6: Services and facilities	0	0	0	0	+	0
SA7: Land use	0	0	0	0	0	0
SA8: Waste	0	0	0	0	0	0
SA9: Air quality	0	0	0	-?	0	0
SA10: Climate change	0	0	0	-?	0	0
SA11: Water	0	0	0	0	0	0
SA12: Flooding	0	0	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0	0
SA14: Landscape	0	0	0	0	0	0

SA Objective	11a Option 1	11b Option 2	11c Option 3	11e Option 4	11f Option 5	11g Option 6
SA15: Historic environment	0	0	0	0	0	0
SA16: Employment	0	0	0	0	0	0
SA17: Economic growth	0	0	0	+	+	0

Consultation question 11: description of the potential sustainability effects of options considered in relation to the AAP approach to meeting specific housing needs

Due to the narrow focus of the options being considered, a negligible effect is expected in relation to a number of the SA objectives.

The requirement to meet a variety of housing needs has been identified in the West Oxfordshire Local Plan. The objectives of the Local Plan (Core Objective 6) are reflective of this need.

As such, for all options considered, a significant positive effect is expected in relation to SA objective 1: **housing**. All of the options considered would be likely to help contribute to providing a balanced mix of dwelling types that will meet the housing needs of a wide variety of people. There is potential for using a more prescriptive approach set out through the option considered for Issue 11c to result in viability issues in terms of housing delivery. As such, a minor negative effect is expected in combination with significant positive in relation to SA objective 1: **housing** for this option. The minor negative effect is uncertain as the developer decisions that will ultimately dictate housing delivery are unknown at this stage. It is expected that developers specialising in housing for older people and people undertaking self-build projects could meet the requirements set out through the other options considered. All options considered are all expected to produce a minor positive effect in relation to SA objective 3: **inclusive communities**. It is likely that providing housing types for the full range of demographics specified (including those who might benefit from self-build properties) could result in greater overall social cohesion in the Garden Village through the creation of a well-balanced community. For the option considered in Issue 11f, a minor positive effect is expected in relation to SA objective 2: **health and well-being** as provision of accommodation for workers in frontline services is likely to result in an increase in healthcare workers in the area, which has potential to benefit the health and well-being of residents in the Garden Village.

A minor positive effect is expected to occur in relation to SA objective 4: **education** for the option considered in Issue 11e and Issue 11f. An increase in levels of student accommodation is likely to provide greater opportunities for people to attend high education facilities in the area. Provision of accommodation for frontline workers in education is likely to

have positive impacts for educational capacity in the area. A minor positive effect is also expected for the option considered in Issue 11f in relation to SA objective 5: **crime** and SA objective 6: **services and facilities** as community safety and service provision are likely to increase if there is adequate provision of housing for individuals responsible for delivering these types of services. Furthermore, inclusion of the options considered for Issue 11e and Issue 11f is likely to result in a minor positive effect in relation to SA objective 17: **economic growth**. Increased access to higher education through the provision of student housing has the potential to promote innovation-led economic growth, particularly in the context of Oxfordshire’s strong history of research. The delivery of housing to support essential workers in the area is likely to help ensure that employers are able to secure the suitable workforce to meet identified needs.

Despite the potential positive impacts which increased levels of student accommodation in the Garden Village (Issue 11e) may result in, there is also potential for the accommodation to be placed at a distance from higher education facilities located in Oxford City that will contribute to increased use of private cars. A minor negative effect is also expected for this option in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The potential for greater reliance on private vehicles to travel to education facilities within the city could negatively impact local air quality and increase carbon emissions. This effect is also uncertain as the exact locations for student accommodation in the Garden Village are not known. Furthermore, it may be possible to mitigate some of the effects identified through the incorporation of new sustainable transport links.

Residential space standards

This section summarises the SA findings for the approach considered at the issues stage in relation to the potential use of residential space standards in the Garden Village. Three options were considered for inclusion in the AAP. The options considered were using the Government’s nationally described minimum space standards for new dwellings, introducing a new locally set minimum space standard (which could exceed national standards) or leaving this issue to the site promoter to determine as part of planning applications.

Table D.7 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.7: Summary of sustainability effects for options considered in relation to residential space standards in the AAP

SA Objective	Option 1	Option 2	Option 3
SA1: Housing	++	++/-?	+
SA2: Health and well-being	0	+	0
SA3: Inclusive communities	0	0	0
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	0	0	0
SA10: Climate change	0	0	0
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	0
SA17: Economic growth	0	0	0

Consultation question 12: description of potential sustainability effects of options considered in relation to the AAP approach to residential space standards

Given the narrow focus of the options being considered, it is expected that a negligible effect is likely to occur in relation to the majority of the SA objectives.

The Local Plan for West Oxfordshire sets out an objective to provide an appropriate mix of new residential accommodation, which provides a variety of sizes, types and affordability. Development over the plan period is to support the delivery of a range of high-quality homes. Both Option 1 and Option 2 will help to ensure that new housing development adheres to appropriate residential spatial standards and will therefore have a significant positive effect in relation to SA objective 1:

housing. These options are expected the help contribute to a high quality of housing in the Garden Village. Option 3 may result in a high quality of housing being delivered in the area; however, this option would mean that no minimum standard for residential space would be put in place. If this option was taken forward, the provision of housing which meets minimum space standards would be dependent mostly upon the decisions of developers. As such the positive effect expected in relation to SA objective 1 is recorded as minor and uncertain. A minor negative effect is also expected for Option 2 in relation to SA objective 1: **housing**. Constructing dwellings in line with locally set residential space standards, which may be higher than national standards, could hinder the rate of housing delivery and may also impact on the affordability of housing. The minor negative effect is uncertain as the minimum local space standard and any subsequent effect on housing delivery rates and affordability is unknown at this stage.

A minor positive effect is expected for Option 2 in relation to SA objective 2: **health and well-being**. Requiring the provision of new homes to meet a higher physical space standard which is above the national standard is likely provide for the needs of a wider variety of people. It may also help address issues of well-being and enable a high quality of life for residents. The effect is uncertain at this stage as it is not clear what the locally set standard would be.

Housing delivery

This section summarises the SA findings for the approach considered at the issues stage in terms of how the AAP should address housing delivery. Four options were considered for inclusion in the AAP. The first group of options considered were to encourage a large number of different developers to deliver houses including small and medium-sized builders or to encourage a small number of larger developers to deliver houses. The second group of options considered were to encourage off-site construction or make all construction take place within the Garden Village.

Table D.8 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.8: Summary of sustainability effects for options considered in relation to housing delivery in the AAP

SA Objective	13a - Option 1	13a - Option 2	13b - Option 1	13b – Option 2
SA1: Housing	++	+	++	+
SA2: Health and well-being	0	0	0	0
SA3: Inclusive communities	0	0	0	0
SA4: Education	0	0	0	0
SA5: Crime	0	0	0	0
SA6: Services and facilities	0	0	0	0
SA7: Land use	0	0	0	0
SA8: Waste	0	0	0	0
SA9: Air quality	0	0	0	0
SA10: Climate change	0	0	0	0
SA11: Water	0	0	0	0
SA12: Flooding	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0
SA14: Landscape	0	0	0	0
SA15: Historic environment	0	0	0	0
SA16: Employment	0	0	0	0
SA17: Economic growth	+	0	+	0

Consultation question 13: description of potential sustainability effects of options considered in relation to the AAP approach to housing delivery

The options considered are narrow in focus and therefore there is expected to be a negligible effect in relation to the majority of SA objectives.

It has been identified in the Government’s Housing White Paper ‘Fixing our Broken Housing Market’ that there is need for diversification of the housing market, which should include opening it up to smaller builders who embrace innovative and efficient methods. This could also include the use of modern methods of construction (MMC) such as modular buildings that are produced offsite and assembled onsite, resulting in increased construction speed and efficiency.

As such, a significant positive effect is expected in relation to SA objective 1: **housing** for Issue 13a Option 1 and Issue 13b Option 1. These options could also help to promote high rates of housing delivery in the Garden Village and would support the diversification in a manner which is in line with the findings of the Housing White Paper. For Issue 13a Option 2, the effect

is reduced to a minor positive in relation to SA objective 1. This option will still deliver housing for the Garden Village, but would not support the diversification of the housing market in a manner which is supported by the Housing White Paper. This may mean opportunities for the achievement of higher rates of housing delivery are lost. A minor positive effect is also expected for Issue 13b Option 2 in relation to SA objective 1: **housing**. This method proposes to opt for more traditional methods of construction to deliver housing at the Garden Village. This approach will help meet housing need locally but may not achieve the higher rates of housing delivery which might otherwise occur.

The diversification of the housing market, by encouraging smaller and medium sized housebuilders to contribute to housing delivery, as well as encouraging modern construction methods could potentially promote economic growth in the region through innovation. As such, a minor positive effect is expected in relation SA objective 17: **economic growth** for both Issue 13a Option 1 and Issue 13b Option 1.

New business land and other commercial opportunities

This section summarises the SA findings for the approach considered at the issue stage regarding the provision of new business land and other commercial opportunities at the Garden Village. The options considered were to deliver a new, high quality ‘campus-style’ science park or to deliver more dispersed smaller parcels of employment land across the Garden Village to be integrated with new homes and other uses. The potential for delivering new mixed-use ‘hubs’ of different uses which would include commercial uses such as shops and cafes alongside community, health, and education uses was also considered as part of the approach which the AAP should take.

Table D.9 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.9: Summary of sustainability effects for options considered in relation to new business land and other commercial opportunities in the AAP

SA Objective	14a Option 1	14b Option 2	14d Option 3
SA1: Housing	0	0	0
SA2: Health and well-being	0	+	++
SA3: Inclusive communities	+	+	++
SA4: Education	++	+	+
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	++
SA7: Land use	-	+/-	+
SA8: Waste	0	0	0
SA9: Air quality	+	+/-	+
SA10: Climate change	+	+/-	+
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	-?	0	0
SA15: Historic environment	0	0	0
SA16: Employment	++	++	+
SA17: Economic growth	++	+	0

Consultation question 14: description of potential sustainability effects of options considered in relation to the AAP approach to new business land and other commercial opportunities

All three options considered would help to provide new employment opportunities in the Garden Village area. As such each option is likely to help provide a good level of access to employment opportunities for new residents within the Garden Village as well as for existing residents within Eynsham. A significant positive effect is therefore expected in relation to SA objective 16: **employment** for the majority of the options considered. As Issue 14d Option 3 would only support commercial uses which would be likely to provide a small number of highly skilled jobs, the positive effect expected for this option is likely to be minor.

It is expected that Issue 14a Option 1 would help to address the current lack of high-quality concentrations of employment land in close proximity to the Garden Village. Areas of high-quality employment land such as the Oxfordshire ‘knowledge spine’ are currently accessible to the surrounding areas. The provision of 40 hectares of business land to create a ‘campus-style’ science park will help to reposition the District as an area for inward investment helping to redress the current imbalance with the surrounding areas. As such a significant positive effect is expected for this option in relation to SA objective 17: **economic growth**. Issue 14b Option 2 would provide dispersed parcels of employment land and thereby could result in more limited opportunities for economic growth of a large scale in the District. It is expected that the infrastructure provision at each of these locations is not likely to be of a similarly high quality to that provided at a new science park and therefore the positive effect expected in relation to SA objective 17 is likely to be minor. Issue 14d Option 3 would support the provision of new mixed-use ‘hubs’ in the District, however the economic opportunities supported are likely to be limited to those at commercial uses (shops and cafes etc.). This approach is therefore unlikely to greatly benefit local economic growth and diversification. As such a negligible effect is expected in relation to SA objective 17 for this option.

Redressing the imbalance between the District and the other surrounding areas within the ‘knowledge spine’ by providing high quality employment land is expected to help attract higher quality employment opportunities to the Garden Village. As such Issue 14a Option 1 is likely to provide opportunities for internships and high value training which residents may not otherwise be able to benefit from. This option may also include the delivery of a new ‘innovation and skills centre’ which could be linked to further education establishments in the supporting area. A significant positive effect is therefore expected in relation to SA objective 4: **education** for this option. A more dispersed approach to providing employment land could

provide residents with nearby access to training opportunities, however, the employers which are likely to be attracted to the Garden Village through this approach are likely to be less prestigious than might be the case through the delivery of a new science park. A minor positive effect is therefore expected in relation to SA objective 4 for Issue 14b Option 2. Issue 14d Option 3 is considered significantly less likely to attract high quality jobs to the area but would allow for education uses to be provided within mixed-use 'hubs'. Although this approach would not necessarily provide new education facilities in the area it is likely to provide a high number of residents with a good level of access to these provisions when they are delivered. As such a minor positive effect is also expected in relation to SA objective 4 for this option.

It is likely that the approach of supporting mixed-use 'hubs' to include community, health and education uses would help to promote self-sufficiency and a degree of community integration at the Garden Village. Therefore, a significant positive effect is expected for Issue 14d Option 3 in relation to SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**. Simply providing employment uses in the Garden Village to meet local the needs of local people will encourage people to live and work in the area. This may help to promote social cohesion in the Garden Village and as such a minor positive effect is also expected for Issue 14a Option 1 and Issue 14b Option 2 in relation to SA objective 3. Furthermore, allowing for a more dispersed pattern of employment land which is closely integrated with new homes, may reduce the distance of journeys residents need to take to their places of employment and may increase the potential for residents to make use of more active modes of transport. Therefore, a minor positive effect is expected for Issue 14b Option 2 in relation to SA objective 2: health and well-being. Issue 14d Option 3 would promote the incorporation of mixed used 'hubs' which is likely to encourage travel by active transport, considering the potential reduction in distances involved in undertaking combined trips in the Garden Village. This option is also likely to provide residents at the Garden Village with easy access to healthcare in the Garden Village. Therefore a significant positive effect is expected for this option in relation to SA objective 2.

The provision of new employment land as part of the Garden Village is likely to reduce the need to commute out of the surrounding area. As such this approach may reduce the reliance on travel by private vehicle in the area and furthermore may limit any potential increase in air pollution and greenhouse gas emissions associated with development at the Garden Village. A minor positive effect is therefore expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for Issue 14a Option 1. This option is also likely to the promote the use of more sustainable

modes of transport in the area by locating the new employment land in close proximity to the proposed park and ride by Cuckoo Lane. It is likely that adopting a more dispersed approach to employment development in the Garden Village would provide easy access for some residents to employment opportunities by more sustainable modes of transport but not for all residents. Furthermore, dispersing growth across the area may mean that opportunities to make use of the significant new sustainable links at the park and ride site would not be taken advantage of. As such a mixed minor positive effect and minor negative effect is therefore expected in relation to SA objective 9 and SA objective 10 for Issue 14b Option 2. While Issue 14d Option 3 may also fail to make best use of the new sustainable transport links it would address the provision of 'commercial' opportunities which are above and beyond the provision of provision of new 'B-class' employment land in the Garden Village. By delivering mixed use 'hubs' through this option, travel by more sustainable modes of transport are likely to be promote given the shorter travel distances involved. A minor positive effect is therefore expected for this option in relation to SA objective 9 and SA objective 10.

It is likely that all options considered would involve the development of greenfield land, much of which is Grade 2 or Grade 3 agricultural land within the Garden Village site. Concentrating employment growth to the west of the Garden Village would avoid the development of Grade 2 agricultural land to the east by the A40. This approach would however involve the development of 40ha of greenfield land for the new 'campus-style' science park. As such a minor negative effect is expected in relation to SA 7: **land use** for Issue 14a Option 1. The dispersed approach supported through Issue 14b Option 2 would result in new employment growth being provided across the site and being closely integrated with new homes and other uses. As such potential opportunities for a mixed-use approach and a more efficient use of land at the Garden Village may emerge. The dispersal of development may however result in a higher number of different sites being required to support this approach and therefore an overall mixed minor positive effect and minor negative effect is expected in relation to SA objective 7. Issue 14d Option 3 would specifically seek to address the issue of efficient land use in the Garden Village by providing mixed-use 'hubs' and combining multiple uses at a given location. A minor positive effect is therefore expected in relation to SA objective 7 for this option.

Landscape sensitivity issues have been identified for 14a Option 1 only as part of the Issue Paper for the Garden Village AAP. This approach would result in a large greenfield site being developed at the western portion of the Garden Village. This area has been identified as requiring further landscape impact assessment work to support its development. A minor

negative effect is therefore expected in relation to SA objective 14: **landscape** for this option. The effect is uncertain given that mitigation as part of masterplanning for the Garden Village is likely to help incorporate mitigation measures through the design process to address any landscape sensitivity issues identified for the site.

Job creation, skills and training

This section summarises the SA findings for the approach considered at the issues stage in relation to job creation, skills and training in the Garden Village. One option was considered with regards to developing a Community Employment Plan (CEP) and one option was considered for placing a strong emphasis on home-working at the Garden Village. Placing an emphasis on home-working would include support for superfast/ultrafast broadband and the use of flexible live-work space through the AAP respectively.

Table D.10 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.10: Summary of sustainability effects for options considered in relation to job creation, skills and training in the AAP

SA Objective	15a Option 1	15b Option 2
SA1: Housing	0	0
SA2: Health and well-being	0	+
SA3: Inclusive communities	0	0
SA4: Education	++	0
SA5: Crime	0	0
SA6: Services and facilities	0	0
SA7: Land use	0	+
SA8: Waste	0	0
SA9: Air quality	0	+
SA10: Climate change	0	+
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0

SA Objective	15a Option 1	15b Option 2
SA16: Employment	++	++
SA17: Economic growth	++	++

Consultation question 15: description of potential sustainability effects of options considered in relation to the AAP approach to job creation, skills and training

It is expected that the approach of developing a CEP and encouraging home-working, which would include support for superfast/ultrafast broadband and the use of flexible work space, would have the most direct effects in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Producing a CEP for the Garden Village would provide current employment opportunities for local people for example through apprenticeships, traineeships and benefits to local supply chains. It would also help to support the strengthening of local skills levels which will make the area more attractive to those who might consider future investment in the area. A significant positive effect is therefore also expected in relation to Issue 15a for SA objective 4: **education**.

For Issue 15b similar significant positive effects are expected in relation to SA objective 16 and SA objective 17. Supporting home-working would provide worker flexibility which could help to meet individual needs of employees and maintain a stable and suitably skilled local workforce thereby supporting local economic growth. The flexibility offered to those who can benefit from opportunities for home-working is also likely to provide benefits in relation to reduced levels of stress and therefore a minor positive effect is expected in relation to SA objective 2: **health and well-being** for Issue 15b.

It is expected that supporting home-working in the Garden Village would reduce the need to travel in the area. As such the potential for new development of this type to contribute to air pollution and the greenhouse gas emissions is likely to be reduced. A minor positive effect is therefore expected for Issue 15b in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. Furthermore, supporting the provision of live-work space as part of the new development at the Garden Village is also seen as a more efficient use of land. A minor positive effect is therefore expected in relation to SA objective 7: **land use** for Issue 15b.

Reducing dependency on the private car

This section summarises the SA findings for the approach considered at the issues stage in relation to the aim of reducing dependency on the private car. Three options for inclusion in the AAP were considered. The options considered

were to include a specific car parking strategy, to include more robust car (and cycle) parking standards or to support the idea of establishing a 'car-club' at the Garden Village as part of the AAP.

Table D.11 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.11: Summary of sustainability effects for options considered in relation to reducing dependency on the private car in the AAP

SA Objective	17a Option 1	17b Option 2	17c Option 3
SA1: Housing	0	0	0
SA2: Health and well-being	+	+	0
SA3: Inclusive communities	-?	+/-	+
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	-?	+/-	+
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	+	++	+/-
SA10: Climate change	+	++	+/-
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	-?	+/-	+
SA17: Economic growth	-?	-	0

Consultation question 17: description of potential sustainability effects of options considered in relation to the AAP approach to reducing dependency on the private car

It is expected that all options considered would have the most direct impacts in relation to SA objective 9: air quality and SA objective 10: **climate change**. Issue 17a Option 1 and Issue 17b Option 2 could potentially help to promote modal shift in the area by making travel by private vehicle less attractive. It is expected that achieving this aim through parking

management, restrictions and standards would be less successful than supplementing more robust car parking standards with the requirement for cycle parking standards through the AAP. Therefore, the positive effect expected for Issue 17a Option 1 is likely to be minor while a significant positive effect is expected for both SA objective 9 and SA objective 10 for Issue 17b Option 2. The AAP would support the establishment of a car-club in the Garden Village through Issue 17c Option 3. While this approach is likely to limit any proliferation of private car ownership in the area, it could also limit the potential for promoting local modal shift which might otherwise result if opportunities to travel by car-club vehicles did not exist. As such a mixed minor positive effect and minor negative effect is expected in relation to SA objectives 9 and 10 for Issue 17c Option 3.

Issue 17c Option 3 is likely to help ensure all members of the local community (including older people, people with disabilities and people unable to afford a private vehicle) have access to local services and facilities via a car-club vehicle if required. As such a minor positive effect is expected in relation to SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**. Providing support for a local car-club is also likely to help improve accessibility for residents to employment opportunities in the surrounding area and therefore a minor positive effect is also expected in relation to SA objective 16: **employment**. It is expected that incorporating parking management, restrictions and standards could reduce the accessibility for certain groups to services and facilities and employment opportunities in the area and therefore a minor negative effect is expected in relation to SA objectives 3, 6 and 17. This approach may also have adverse impacts in terms of parking which might otherwise help to support the viability of local business and commercial uses and as such a minor negative effect is also expected in relation to SA objective 17: **economic growth**. The effect is uncertain given that any effects will be dependent upon how restrictive any new parking standards are. Issue 15b Option 2 is expected to have similar effects in relation to these SA objectives. The negative effect is expected to be more certain given that this option is to include more robust car parking standards. As this option would also include the incorporation of cycle parking standards this approach could help to improve accessibility to services and facilities and employment opportunities for a proportion of local residents and therefore the minor negative effect identified in relation to SA objectives 3, 6 and 13 is expected to be combined with a minor positive effect.

None of the options would support the delivery of new healthcare facilities in the area. Issue 17a Option 1 and Issue 17b Option 2 are however supportive of measures which are most likely to contribute to the promotion of active travel amongst residents. As such a minor positive effect is expected

in relation to SA objective 2: **health and well-being** for both of these options.

Active travel

This section summarises the SA findings for the approach considered at the issues stage in relation to active travel in the Garden Village. Two options for inclusion in the AAP were considered. They were the implementation of well-connected, ‘walkable’ neighbourhoods and a new pedestrian and cycle link to Hanborough Station along Lower Road.

Table D.12 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.12: Summary of sustainability effects for options considered in relation to active travel in the AAP

SA Objective	18a	18c
SA1: Housing	0	0
SA2: Health and well-being	++	+
SA3: Inclusive communities	++	+
SA4: Education	0	0
SA5: Crime	+	0
SA6: Services and facilities	++	++
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	+	+
SA10: Climate change	+	+
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	+?	0
SA15: Historic environment	+?	0
SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 18: description of potential sustainability effects of the options considered in relation to the AAP approach to active travel

The option of supporting the provision of ‘walkable’ neighbourhoods in the Garden Village is likely to have the

most direct impact on SA objective 2: **health and well-being**, SA objective 3: **inclusive communities** and SA objective 6: **services and facilities**. A significant positive effect is expected in relation to these SA objectives for the inclusion of this option as it is likely to increase physical activity amongst residents as a result of more trips being taken by walking and cycling. This approach may also help to decrease the potential for social isolation as a result of supporting better connected neighbourhoods. The ability to access all areas in the garden village using alternative modes of transport may help to promote the accessibility of community facilities and ensure that a variety of residents are able to access services to meet their needs. A compact and ‘walkable’ new community is also more in keeping with the existing centre of Eynsham. Promoting walking and cycling in the Garden Village is likely to help ensure that there are more ‘eyes on the street’ which will help to limit the potential for crime and increase preserved levels of safety. A minor positive effect is therefore expected in relation to SA objective 5: **crime**. The incorporation of the proposed pedestrian/cycle route from the Garden Village to Hanborough Station along Lower Road is likely to result in greatly increasing the ability of residents in the Garden Village to access rail travel without the use of private cars. The potential for increased uptake in physical activity through active travel that could result with the inclusion of this option in the AAP is expected to have a minor positive effect in relation to SA objective 2: **health and well-being** and SA objective 3: **inclusive communities**.

For both options considered, there is potential for a reduction in the overall amount of people being reliant on private car trips. As such, the inclusion of both options in the AAP is expected to have a minor positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change** as less private car trips in and around the Garden Village is likely to result in improved air quality and a reduction in carbon emissions. The provision of a ‘walkable’ community and active travel infrastructure is likely to encourage a modal shift.

The provision of a ‘walkable’ community considered in Issue 18a is expected to have a minor positive effect in relation to SA objective 14: **landscape** and SA objective 15: **historic environment**. The well-connected layout proposed is in keeping with the compact and walkable form of Eynsham. Providing development in this manner is therefore more likely to integrate with the existing landscape character and result in limited harm to the setting of the built historic environment. The minor effects are recorded as uncertain given that they will depend in part on the design of any new development which might come forward. A negligible effect is expected in relation to SA objective 14 and SA objective 15 for Issue 18c as the proposed pedestrian/cycle route would be incorporated along an existing road and will therefore have little impact on the existing landscape and built historic environment.

Public transport

This section summarises the SA findings for the approach considered at the issues stage in relation to public transport in the Garden Village. One option was considered which is to provide a park and ride site to the west of Cuckoo Lane to act as a comprehensive ‘transport hub’.

Table D.13 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.13: Summary of sustainability effects for options considered in relation to public transport in the AAP

SA Objective	19a
SA1: Housing	0
SA2: Health and well-being	0
SA3: Inclusive communities	+
SA4: Education	0
SA5: Crime	0
SA6: Services and facilities	++
SA7: Land use	-
SA8: Waste	0
SA9: Air quality	++
SA10: Climate change	++
SA11: Water	0
SA12: Flooding	-?
SA13: Biodiversity and geodiversity	-
SA14: Landscape	-
SA15: Historic environment	-
SA16: Employment	0
SA17: Economic growth	0

Consultation question 19: description of potential sustainability effects of the option considered in relation to the AAP approach to active travel

The option considered in relation to Issue 19a is expected to have the most direct impact on the ability of people to access services and facilities in and around the Garden Village, as well as encouraging modal shift.

The Eynsham area already benefits from access to a number of public transport services. The option considered presents

the opportunity for a new park and ride site in the Garden Village area to be act as the focus for improved bus services. This approach is expected to be delivered as part of an overall strategy to help improve journey times and making them more reliable for the public. As such this option could allow residents to travel sustainably to work or services and facilities to meet their needs. A significant positive effect is therefore expected for the option considered in Issue 19a in relation to SA objective 6: **services and facilities**. Increased levels of connectivity between the Garden Village and the surrounding area is likely to decrease the potential for social isolation and therefore the inclusion of the option considered in Issue 19a in the AAP is expected to have a minor positive effect in relation to SA objective 3: **inclusive communities**.

A significant positive effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for the option considered in relation to Issue 19a. It is expected that supporting improved access to public transport services at the Garden Village and in the surrounding area would help to promote modal shift. Reduced dependency upon travel by private vehicle at the Garden Village, is likely to limit the contribution new development makes in terms of air pollution and greenhouse gas emissions. The effect is likely to be amplified given that the park and ride could be supported by the delivery of other complementary uses such as ‘click and collect’/parcel drop facilities which would reduce the need to travel long distances for many residents in the Garden Village.

The park and ride site proposed to be to the west of Cuckoo Lane and is relatively large in size. This development could therefore result in the loss of a relatively large area of Grade 3 agricultural land at this location. As such, a minor negative effect is expected for this option in relation to SA objective 7: **land use**. However, the effect is uncertain as it is unclear if the land the park and ride site would be located on would impact upon Grade 3a or Grade 3b quality soils. A minor negative effect is also expected in relation to SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment**. The park and ride site would result in the development a relatively large area of greenfield land, which is also likely to have negative impacts on wildlife potentially in terms of habitat loss, disturbance and connectivity. The site considered is also in relatively close proximity of City farm and South Freeland Meadows Local Wildlife Sites. The proposed park and ride site may also have impacts relating to the existing landscape character considering the large area of greenfield land to be developed. It may also cause disruption to the setting of heritage assets located in the area around the site. The site is located within 1km of Eynsham Conservation Area, although it is noted that existing development would lie between the site and this heritage asset. There is also potential for intervisibility

between the proposed park and ride site and Eynsham Hall, a Registered Park and Garden, which is located around 1km west of Cuckoo Lane. A number of HER listings fall within close proximity of the site.

Furthermore, the scale of the site proposed has will increase the amount of impermeable surfaces in the area. The development could therefore result in increased flood risk due to reduced surface penetration for flood water. As such, a minor negative effect is expected in relation to SA objective 12: **flooding**. However, the effect is uncertain as the potential flood risk will depend on the implementation and design of SuDS, which is unknown at this stage.

Making more use of technology

This section summarises the SA findings for the approach considered at the issues stage in relation to making use of technology at the Garden Village. One option was considered in relation to the incorporation of guidance on the use of new technology in the AAP. This option specifically related to the use of new technology to assist with 'smart travel' at the Garden Village.

Table D.14 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.14: Summary of sustainability effects for options considered in relation to use of technology in the AAP

SA Objective	20a
SA1: Housing	0
SA2: Health and well-being	+
SA3: Inclusive communities	+
SA4: Education	0
SA5: Crime	0
SA6: Services and facilities	+
SA7: Land use	0
SA8: Waste	0
SA9: Air quality	+
SA10: Climate change	+
SA11: Water	0
SA12: Flooding	0
SA13: Biodiversity and geodiversity	0
SA14: Landscape	0

SA Objective	20a
SA15: Historic environment	0
SA16: Employment	+
SA17: Economic growth	+

Consultation question 20: description of potential sustainability effects of option considered in relation to the AAP approach to use of technology.

Given that the focus of the option considered is restricted to promoting the use of new technology to assist with 'smart travel', it is expected that a negligible effect would occur in relation to the majority of SA objectives.

It is expected that Issue 20a would have a minor positive effect in relation to SA objective 6: **services and facilities**. Promoting the use of new and emerging technology through the AAP to assist transport and movement around the Garden Village is likely to help optimise the efficiency of operations and services related to traffic and public transport. While the policy option does not directly support the provision of new services and facilities, the potential to create a high quality, integrated transport system is likely to help improves accessibility to these types of provisions. Improving access to services is likely to reduce the potential for social isolation in the Garden Village and therefore a minor positive effect is expected in relation to SA objective 3: **inclusive communities**. It is expected that the potential for improved transport connections will also result in a minor positive effect in relation to SA objective 16: **employment** and SA objective 17: **economic growth**. Incorporating technology improvements to assist 'smart travel' is likely to strengthen access to employment opportunities in the area and general transport improvements are also likely make the area more attractive to potential economic investors.

A minor positive effect is identified in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The inclusion of electric vehicle charging points at the Garden Village is expected to promote a reduction in the use of vehicles which make use of fossil fuels and would be complimented by electric vehicle car-clubs, which would further limit the release of carbon emissions and other fossil fuel related pollution in the area. In all it is expected that an improved and more efficient transport system incorporating new technologies is likely to be less reliant on non-renewable energy sources, which will also help to promote positive effects in relation to these SA objectives. Improvements in air quality in the area may also have a minor positive effect in relation to SA objective 2: **health and well-being**.

Sustainable deliveries and travel planning

This section summarises the SA findings for the approach considered at the issues stage in relation to sustainable deliveries and travel planning in the Garden Village. Two options were considered in relation to the incorporation of guidance on the use of sustainable deliveries and travel planning in the AAP. They are the potential for the use of parcel drop-boxes and delivery and servicing plans (DSPs) and the use of robust travel planning including the potential introduction of construction logistics plans (CLPs).

Table D.15 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.15: Summary of sustainability effects for options considered in relation to sustainable deliveries and travel planning in the AAP

SA Objective	21a Option 1	21b Option 2
SA1: Housing	0	0
SA2: Health and well-being	0	0
SA3: Inclusive communities	+	+
SA4: Education	0	0
SA5: Crime	0	0
SA6: Services and facilities	+	+
SA7: Land use	0	0
SA8: Waste	0	0
SA9: Air quality	+	++
SA10: Climate change	+	++
SA11: Water	0	0
SA12: Flooding	0	0
SA13: Biodiversity and geodiversity	0	0
SA14: Landscape	0	0
SA15: Historic environment	0	0
SA16: Employment	0	0
SA17: Economic growth	0	0

Consultation question 21: description of potential sustainability effects of options considered in relation to the AAP approach to sustainable deliveries and travel planning

Given that the focus of the options considered is restricted to sustainable delivery options and travel planning, it is expected that negligible effects would occur in relation to many of the SA objectives.

For Issue 21a Option 1 and Issue 21b Option 2, a minor positive effect is expected in relation to SA objective 6: **services and facilities**. The provision of sustainable delivery options is likely to meet the needs of a variety of people in the Garden Village by supporting the provision of essential services. Improved transport efficiency as a result of travel planning is generally expected to allow for greater access to services and facilities. It is also expected that inclusion of both options in the AAP will result in a minor positive effect in relation to SA objective 3: **inclusive communities**. Both options are expected to reduce the potential for social isolation by ensuring access to services and facilities for a significant proportion of local people.

Issue 21a Option 1 and Issue 21b Option 2 are also likely to result in improved air quality and a reduction in carbon emissions. Placing an emphasis on systems which would promote sustainable deliveries is likely to help reduce the need to travel in the Garden Village. Improving transport efficiency through travel planning is likely to not only help to promote modal shift but should also help to limit the potential for congestion to result when new development is delivered. A minor positive effect is expected in relation to SA objective 9: **air quality** and SA objective 10: **climate change** for Issue 21a Option 1. The positive effect expected in relation to these SA objectives for Issue 21b Option 2 is likely to be significant. This approach is likely to result in the inclusion of transport mitigation at a wider range of development proposals in the Garden Village, including during the construction phase.

Highway improvements

This section summarises the SA findings for the approach considered at the issues stage in relation to highway improvements at the area in and around the Garden Village. Four options were considered for inclusion in the AAP. They were provision of two new roundabouts on the A40, rationalisation of existing junctions, improvements to the existing roundabout at the junction of Lower Road and the A40 and a spine road through the Garden Village from Cuckoo Lane to Lower Road.

Table D.16 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.16: Summary of sustainability effects for options considered in relation to highway improvements in the AAP

SA Objective	22a	22c	22d	22e
SA1: Housing	0	0	0	0
SA2: Health and well-being	0	0	0	0
SA3: Inclusive communities	0	0	0	0
SA4: Education	0	0	0	0
SA5: Crime	0	0	0	0
SA6: Services and facilities	+	+	+	+
SA7: Land use	0	0	0	-?
SA8: Waste	0	0	0	0
SA9: Air quality	+/-	+/-	+/-	+/-
SA10: Climate change	+/-	+/-	+/-	+/-
SA11: Water	0	0	0	0
SA12: Flooding	-?	-?	-?	-?
SA13: Biodiversity and geodiversity	-?	-?	-?	--?
SA14: Landscape	-?	-?	-?	--?
SA15: Historic environment	-?	-?	-?	--?
SA16: Employment	0	0	0	0
SA17: Economic growth	+	+	+	++

Consultation question 22: *description of potential sustainability effects of options considered in relation to the AAP approach to highway improvements*

In general, it is expected that the delivery of new transport infrastructure would support journeys made by private vehicle in the surrounding area. As such a minor negative effect is expected for all options considered in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The improvements supported through these options would allow for the incorporation of the development at the Garden Village into the existing transport infrastructure. It is apparent that the A40 already operates above capacity and that other routes in the area also suffer as a result of traffic being displaced onto them including the A4095/A44 and the B4449/B4044. The improvements considered would help to address the issue of capacity and potential congestion along these routes. It is therefore expected that all options considered would also have a minor positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. As such an overall mixed minor positive and minor negative effect is likely for each option.

In the long term it is expected that all options considered would deliver improvements which improve travel times to essential services and facilities around the Garden Village. A minor positive effect is therefore expected for all options in relation to 6: **services and facilities**.

For all options considered, there is expected to be a negative effect in relation SA objective 13: **biodiversity and geodiversity**, SA objective 14: **landscape** and SA objective 15: **historic environment**. The development of new roads and roundabouts and associated improvements could result in the loss of wildlife and geological assets as a result of the requirement for these provisions to be made on greenfield land. The negative effects expected in relation to the option considered for Issue 22e is likely to be significant. It is likely that the scale of development required to support a new spine road would be more significant than that required for new roundabouts or improvements relating to roundabouts or other junctions. The new spine road would also be in close proximity to City Farm and South Freeland Meadows Local Wildlife Sites as well as City Farmhouse Listed Building, all of which are to the north. The loss of greenfield land therefore has the potential to impact upon these specific environmental

designations as well as the character and setting of this area and the established landscape character. The negative effect in relation to SA objective 13, SA objective 14 and SA objective 15 for all options considered is uncertain as the exact location and design of these developments is unknown at this stage.

The increase in impermeable surfaces as a result of these improvements and developments also has the potential to increase flood risk by reducing the potential for the safe infiltration of surface water at the Garden Village. As such, a minor negative effect is expected for all options considered in relation to SA objective 12: **flooding**. The minor negative effect is uncertain as flood risk will depend on the implementation of and design of SuDS, which is unknown at this stage. The inclusion of a spine road through the Garden Village as set out in the option considered for Issue 22e may also result in the loss of an area of high-quality agricultural land. Depending on the precise course of this route the spine road may take in Grade 2 and Grade 3 soils which lie between Cuckoo Lane and Lower Road. As such, a minor negative effect is expected for this option in relation to SA objective 7: **land use**. The minor negative effect is uncertain as the exact location of the road is unknown at this stage and it is unclear whether the Grade 3 agricultural land to the north of Eynsham is Grade 3a or the lower quality Grade 3b.

It is expected that improvements to transport infrastructure in the Garden Village area will help to support economic investment. Addressing issues of congestion around the Garden Village is likely to make the area more attractive to certain types of investors. As such a positive effect is expected in relation to SA objective 17: **economic growth** for all options considered. The positive effect is likely to be significant for option considered in relation to Issue 22e. Providing a new spine road would most specifically address the issue of congestion in the area and improve local connectivity and economic growth.

Biodiversity

This section summarises the SA findings for the approach considered at the issues stage in relation to biodiversity at the Garden Village. Three options were considered for inclusion in the AAP. The first group of options were to include national and local guidance on biodiversity in the AAP or to include biodiversity guidance for strategic considerations or design opportunities. The second group of options was to consider a requirement for a measurable net gain in biodiversity that will make use of a national, local or site-specific metric.

Table D.17 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.17: Summary of sustainability effects for options considered in relation to biodiversity in the AAP

SA Objective	23b Option 1	23b Option 2	23c
SA1: Housing	0	0	-?
SA2: Health and well-being	0	0	0
SA3: Inclusive communities	0	0	0
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	0	0	0
SA10: Climate change	0	0	0
SA11: Water	0	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	+	+	++
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	-?
SA17: Economic growth	0	0	-?

Consultation question 23: description of potential sustainability effects of options considered in relation to the AAP approach to biodiversity

The area in which the Garden Village is proposed, within West Oxfordshire, is characterised by land that is predominantly undeveloped and in agricultural in use. Policy EH2 of the West Oxfordshire Local Plan 2031 provides policy context for proactively planning for the incorporation of biodiversity into new developments of all types and at all scales. The most direct impact expected for all options considered is in relation to SA objective 13: **biodiversity and geodiversity**. A significant positive effect is expected for inclusion of the option considered for Issue 23c in the AAP as requiring measurable net gains in biodiversity at development is likely to ensure that biodiversity considerations are incorporated fully throughout the AAP and subsequent development proposal process. A minor positive effect is expected for both options considered for Issue 23b in relation to SA objective 13. There is potential

for design of the Garden Village and strategic considerations to allow for the integration of biodiversity alongside the built environment using knowledge of existing habitats, species and natural features in the area. It is likely that the use of national and local guidance on biodiversity would be vital in terms of informing the AAP on the best approach for achieving benefit impacts in terms of biodiversity.

It is likely that requiring biodiversity net gain to be demonstrated at developments in the Garden Village may make certain schemes unacceptable in the area. It is expected that this approach would be substantially more onerous than the setting out guidance relating to biodiversity, which would be in line with the local or national approach already provided for through the existing Local Plan and the NPPF and other similar plans and programmes. This approach may be detrimental in terms of housing delivery for certain sectors, as well as the provision of employment uses which might be to the particular detriment of local biodiversity. Certain types of investors may therefore be discouraged from providing new businesses in the area. As such a minor negative effect is expected in relation to SA objective 1: **housing**, SA objective 16: employment and SA objective 17: **economic growth** for the option considered for Issue 23c. The negative effect recorded for each of these SA objectives is uncertain given that it will be dependent upon the decisions of individual developers and potential investors which are unknown at this stage.

Green infrastructure

This section summarises the SA findings for the approach considered at the issues stage in relation to green infrastructure at the Garden Village. Three options for inclusion in the AAP have been considered. Two options have been considered in relation to the incorporation in the AAP of guidance on green infrastructure. These were to include a broad strategy and principles only or more a detailed masterplan and the use of specific standards. A further option was also considered to include a requirement to achieve a recognised benchmark through the AAP.

Table D.18 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.18: Summary of sustainability effects for options considered in relation to green infrastructure in the AAP

SA Objective	24a Option 1	24a Option 2	24b Option 3
SA1: Housing	-?	-	-

SA Objective	24a Option 1	24a Option 2	24b Option 3
SA2: Health and well-being	+	++	++
SA3: Inclusive communities	+	+	+
SA4: Education	0	0	0
SA5: Crime	0	+	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	+	+	+
SA10: Climate change	+	+	+
SA11: Water	+	+	+
SA12: Flooding	+	+	+
SA13: Biodiversity and geodiversity	+	++	++
SA14: Landscape	+	++	++
SA15: Historic environment	+	++	++
SA16: Employment	0	0	0
SA17: Economic growth	-?	+/-	-

Consultation question 24: description of potential sustainability effects of options considered in relation to the AAP approach to green infrastructure

It is expected that the promotion of green infrastructure as part of development at the new Garden Village would have the most significant effects in relation to local health and well-being, biodiversity and landscape. While additional wide-ranging beneficial impacts are also likely to result from this type of provision, the appropriate incorporation of green infrastructure is likely to provide space for physical activities and active travel as well as having less obvious beneficial impacts in terms of residents' mental well-being. Furthermore, this type of provision is likely to support new habitats as well as wider habitat connectivity and is likely to help mitigate impacts on potentially sensitive landscapes while also potentially presenting opportunities for the enhancement of local character.

As such Issue 24a Option 2 and Issue 24b Option 3 which would result in the AAP incorporating green infrastructure guidance within the detailed masterplan to include the use of specific standards or would require the green infrastructure provision to meet a recognised benchmark are expected to

have a significant positive effect in relation to SA objective 2: **health and well-being**, SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape**. The positive effect identified in relation to these SA objectives for Issue 24a Option 1 is expected to be minor given that this approach would set out a broad strategy and principles only in relation to green infrastructure provision in the Garden Village. In effect this option would be less prescriptive in terms of the standards this type of provision would need to meet. A similar pattern of positive effects is also expected in relation to SA objective 15: **historic environment** given that existing hedgerows and trees have been identified as being of particular importance to local character for the area.

All three options considered are expected to have minor positive effects in relation to SA objective 3: **inclusive communities**, SA objective 9: **air quality**, SA objective 10: **climate change**, SA objective 11: **water** and SA objective 12: **flooding**. The support each option would provide in terms of the incorporation of green infrastructure at new development in the Garden Village is likely to provide space to allow for improved levels of informal social interaction. This type of provision is also expected to allow for the safe infiltration of surface water thereby limiting any potential increase in local flood risk or the adverse impact flood water can have when wastewater infrastructure becomes overburdened. The incorporation of new and protection of existing green infrastructure including mature vegetation is also likely to benefit local air quality and mitigate the effects of climate change. Furthermore, new green links in the area may help to promote active travel to the benefit of air quality and the contribution the areas makes in terms of greenhouse gas emissions.

Of the options considered only Issue 24a Option 2 is expected to have a minor positive effect in relation to SA objective 5: **crime**. Including green infrastructure guidance within the detailed masterplan for the Garden Village is likely to help prevent this type of provision coming forward at locations which could, for example, result in surveillance issues.

It is expected that each of the options put forward is likely to place more onerous requirements on developers when putting forward new proposals. As such a minor negative effect is expected for all options in relation to SA objective 1: **housing** and SA objective 17: **economic growth**. As the approach for Issue 24a Option 1 is likely to be less prescriptive the minor negative effect is uncertain. It is expected that including green infrastructure guidance within the detailed masterplan for the Garden Village could help to identify areas which would particularly benefit from this type of provision and could therefore help to create an attractive setting. This approach may have a beneficial effect in terms of attracting inward investment to the area and may in turn benefit the viability of local businesses. As such the minor negative effect expected

in relation to SA objective 17 for Issue 24a Issue 2 is expected to be combined with a minor positive effect.

Design

This section summarises the SA findings for the approach considered at the issues stage in relation to the design of new development. Three options for inclusion in the AAP have been considered. One option has been considered in relation to the requirement for a site-wide 'design code' as part of any planning application. A further option has been considered which require development to be guided by key 'design principles' within the AAP. The final option considered was to set out that the AAP would require development to achieve some recognised design standard/accreditation such as Building for Life (BfL12).

Table D.19 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.19: Summary of sustainability effects for options considered in relation to design in the AAP

SA Objective	25a Option 1	25a Option 2	25c Option 3
SA1: Housing	+/-?	+/-?	++/-?
SA2: Health and well-being	+	+	+
SA3: Inclusive communities	+	+	+
SA4: Education	+	+	+
SA5: Crime	+	+	+
SA6: Services and facilities	+	+	+
SA7: Land use	0	0	0
SA8: Waste	0	0	+
SA9: Air quality	+	+	+
SA10: Climate change	+	+	+
SA11: Water	+	+	+
SA12: Flooding	+	+	+
SA13: Biodiversity and geodiversity	+	+	+
SA14: Landscape	+	+	++
SA15: Historic environment	+	+	++
SA16: Employment	+	+	+
SA17: Economic growth	+/-?	+/-?	+/-?

Consultation question 25: description of potential sustainability effects of options considered in relation to the AAP approach to design

Incorporating the principle of good quality design at the Garden Village is likely to be an integral part of ensuring that new development is sustainable. Good design is intrinsically linked to the aesthetic quality of a place and the creation of high-quality places. As such requiring new developments to meet recognised design standards is likely to have particularly beneficial effects in terms of the provision of high-quality homes and protection and enhancement of the existing built environment and landscape character. A significant positive effect is therefore expected for Issue 25c Option 3 in relation SA objective 1: **housing**, SA objective 14: **landscape** and SA objective 15: **historic environment**. This approach could involve setting standards in line with BfL12 which as a national standard would not be specific to local circumstances. However, this would be in line with the aims and approach of the Eynsham Neighbourhood Plan. As a government endorsed industry standard the requirement to meet these requirements is not expected to place overly onerous design requirements on developers which would be over and above those expected by setting locally specific design requirements alone. The other two options are expected to have a minor positive effect in relation to SA objective 1, 14 and 15 given that they would require a site-wide design code to be submitted as part of new planning applications for the land covered by the AAP or would require this design code to meet key design principles within the AAP. As such the requirements of the AAP which aim to help ensure a high standard of design through Issue 25a Option 1 and Issue 25b Option 2 are likely to be less demanding than Issue 25a Option 1. It is likely that the positive effect expected in relation to SA objective 1 for all options would be combined with a minor negative effect. The standard of design which the AAP would require new development to meet may impact upon the rate of housing delivery at the Garden Village, as a result of viability issues. The negative effect is uncertain given that any impact on the rate of housing delivery will ultimately be dependent upon developer decisions which are unknown at this stage.

A similarly mixed minor positive and minor negative effect is expected for all options in relation to SA objective 17: **economic growth**. It is expected that securing an uplift in the quality of local design is likely to help make the area more attractive for investment. The minor positive effect expected for each option is likely to be combined with a minor negative effect given new economic development may be adversely affected through the enforcement of higher design standards. This approach may certain types of economic growth unacceptable or unviable in the area. This effect is uncertain

given that effect will be dependent on the decision of developers.

Securing a high quality of design of new development at the Garden Village through each option is likely to help provide opportunities for space for physical activity, the incorporate of routes for active travel and will help to secure accessibility to local services and facilities (including education provision) and employment sites. High-quality design is also likely to involve the appropriate incorporation of green infrastructure in the area. As such a minor positive effect is expected for all options in relation to SA objective 2: **health and well-being**, SA objective 3: **inclusive communities**, SA objective 4: **education**, SA objective 6: **services and facilities**, SA objective 9: **air quality**, SA objective 10: **climate change**, SA objective 11: **water**, SA objective 12: **flooding**, SA objective 13: **biodiversity and geodiversity** and SA objective 16: **employment**. It is also expected that high quality design at new development will help to limit the potential for problems relating to natural surveillance and poor lighting which otherwise may evoke stronger feelings of fear of crime. A minor positive effect is therefore expected in relation to SA objective 5: **crime** for all options considered. While the standards promoted through BfL12 may have added beneficial effects in relation to design issues which might address some of these issues, it is not expected that positive effects would be significantly more positive than those which would be achieved through the other options considered.

The design standards set out through BfL12 include the incorporation of appropriate external storage, for bins and recycling at new houses. As such it is expected that Issue 25c Option 3 would have a minor positive effect in relation to SA objective 8: **waste**, given that it may encourage higher rates of recycling among residents.

Sustainable design and construction and renewable and decentralised energy

This section summarises the SA findings for the approach considered at the issues stage in relation to sustainable design and construction and renewable and decentralised energy in the Garden Village. Three options were considered for incorporation in the AAP. These include achieving sustainable design and construction through application of optional building regulations on water efficiency and access, the requirement for any application for the Garden Village site to be support by an Energy and Sustainability statement and the utilisation of solar energy.

Table D.20 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.20: Summary of sustainability effects for options considered in relation to sustainable design and construction and renewable and decentralised energy in the AAP

SA Objective	26a	26b	26c
SA1: Housing	++/-?	+/-?	+
SA2: Health and well-being	+	0	0
SA3: Inclusive communities	+	0	0
SA4: Education	0	0	0
SA5: Crime	0	0	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	0	+	+
SA10: Climate change	0	+	+
SA11: Water	+	0	0
SA12: Flooding	0	0	0
SA13: Biodiversity and geodiversity	0	0	0
SA14: Landscape	0	0	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	0
SA17: Economic growth	0	0	0

Consultation question 26: description of potential sustainability effects of options considered in relation to the AAP approach to sustainable design and construction and renewable and decentralised energy

A significant positive effect is expected for the option considered for Issue 26a in relation to SA objective 1: **housing**. This option is expected to help address the requirement of providing sustainability constructed homes to meet housing requirements for the area. A minor negative effect is also expected in combination with the significant positive as the inclusion of more stringent development requirements could slow the overall rate of housing delivery. However, the effect is uncertain as the rate of housing delivery will be dependent on developer's decisions, which are unknown at this stage. The positive effect expected for the options considered for Issue 26b and Issue 26c is likely to be minor in relation to SA objective 1. The considerations set out for these options would only address the construction of more

sustainable homes in terms of making use of more sustainable energy sources. The requirement to submit an Energy and Sustainability Statement as a part of any planning application, as considered through the option for Issue 26b, could also potentially slow the rate of housing delivery, by making the process more onerous. As such, an uncertain minor negative effect is also expected in relation to SA objective 1: **housing** for this option. Uncertainty is recorded again due to the specifics of the option's requirements and the decisions of individual developers being unknown at this stage.

A minor positive effect is expected for the options considered for Issue 26b and Issue 26c in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. These options support the use of renewable energies which is likely to reduce the overall use of energy derived from carbon sources.

A minor positive effect is expected in relation to SA objective 11: **water** for the option considered for Issue 26a. This option is focussed on the sustainable construction of homes relating to the imposition of optional building regulations on water efficiency and access. As such it is expected that this option could help to achieve more efficient use of water in homes.

This option is also expected to have a minor positive effect in relation to SA objective 2: **health and well-being** and SA objective 3: **inclusive communities**. As part of sustainable construction of homes this option would support the achievement of the optional building regulations which require the provision of 25% accessible and adaptable housing and 5% wheelchair adaptable homes. This approach is likely to help meet the needs of elderly and people with disabilities in the Garden Village, which is likely to help promote a healthier community.

Heritage and culture

This section summarises the SA findings for the approach considered at the issues stage in relation to opportunities to reveal the significance of heritage and cultural assets at the Garden Village. One option for inclusion in the AAP has been considered. This option is to draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets.

Table D.21 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.21: Summary of sustainability effects for options considered in relation to heritage and culture in the AAP

SA Objective	27a
SA1: Housing	0
SA2: Health and well-being	+

SA Objective	27a
SA3: Inclusive communities	0
SA4: Education	+
SA5: Crime	0
SA6: Services and facilities	0
SA7: Land use	0
SA8: Waste	0
SA9: Air quality	+
SA10: Climate change	+
SA11: Water	0
SA12: Flooding	0
SA13: Biodiversity and geodiversity	0
SA14: Landscape	0
SA15: Historic environment	++
SA16: Employment	0
SA17: Economic growth	0

Consultation question 27: description of potential sustainability effects of options considered in relation to the AAP approach to heritage and culture

Given the narrow focus of the option considered for how heritage and culture should be addressed through the AAP, many negligible effects are expected in relation the SA objectives against which it has been appraised.

Supporting development which would draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets is likely to have the most direct impacts in relation to SA objective 15: **historic environment**. A significant positive effect is expected for the option considered for Issue 27a in relation to this SA objective. Opportunities to better reveal existing heritage assets at the land surrounding the Garden Village include those relating to potential archaeologically important elements present at the former site of the medieval village known as Tilgarsley, as well as listed buildings such as those at City Farm. As part of this option the work related to heritage assets in the area (which is to be used to inform development at the site) is to be made available to public. The aim of making this information available is to advance local knowledge and understanding. As such this option is also likely to have a minor positive effect in relation to SA objective 4: **education**.

This approach to the AAP may also provide opportunities to encourage the utilisation of the historically important public right of way running through the site and to link it to Eynsham via the A40. This may help to encourage residents to undertake journeys by active modes of transport which may help to limit any dependency on private vehicle usage. These routes may also be used for the purpose of leisure and recreation. A minor positive effect is therefore expected in relation to SA objective 2: **health and well-being**, SA objective 9: **air quality** and SA objective 10: **climate change**.

Food Production and Consumption

This section summarises the SA findings for the approach considered at the issues stage in relation to food production and consumption. Three options were considered for incorporation into the AAP. These are the provision of allotments or a community garden/orchard so people can grow their own food, the incorporation 'edible streets' to promote healthy food choices and social interaction and influencing food choices by decreasing and increasing provision of unhealthy and healthy food options respectively.

Table D.22 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.22: Summary of sustainability effects for options considered in relation to food production and consumption in the AAP

SA Objective	28a	28b	28c
SA1: Housing	0	0	0
SA2: Health and well-being	++	++	++
SA3: Inclusive communities	++	++	0
SA4: Education	0	0	0
SA5: Crime	+	+	0
SA6: Services and facilities	0	0	0
SA7: Land use	0	0	0
SA8: Waste	0	0	0
SA9: Air quality	+	+	0
SA10: Climate change	+	+	0
SA11: Water	+	+	0
SA12: Flooding	+	+	0
SA13: Biodiversity and geodiversity	+	+	0

SA Objective	28a	28b	28c
SA14: Landscape	+	+	0
SA15: Historic environment	0	0	0
SA16: Employment	0	0	0
SA17: Economic growth	0	0	0

Consultation question 28: description of potential sustainability effects of options considered in relation to the AAP approach to food production and consumption

The options considered for Issue 28a and Issue 28b are likely to have the most direct impacts in relation to SA objectives 2: **health and well-being** and SA objective 3: **inclusive communities**. A significant positive effect is expected for these options in relation to these SA objectives due to the potential for creation of health benefitting green infrastructure that includes spaces for the community to grow their own healthy food. It is likely that providing this type of space at the garden Village would also allow residents to partake of some more limited opportunities for physical activity which would have further health benefits. The creation of space for food growing at allotments or a community garden/orchard or at the street edge is furthermore expected to provide residents with space for increased levels of social interaction. The option considered for Issue 28d is expected to have a significant positive effect in relation to SA objective 2 only. There is a strong link between diet and health, and schemes such as restricting the acceptable locations of hot food takeaways and encouraging healthy food provision in public spaces are likely to directly prevent issues of poor benefit arising at the new development.

For the options considered for Issue 28a and Issue 28b, a minor positive effect is expected in relation SA objectives 10: **climate change**, SA objective 9: **air quality**, SA objective 13: **biodiversity and geodiversity** and SA objective 14: **landscape**. It is likely that the introduction of green space associated with food production may result in positive impacts in terms of carbon sequestration as well as removing air pollutants from the environment and acting as a barrier for developments from these types of pollutants. This type of provision may allow for habitat creation as well as improved

habitat connectivity in the area. The design of new green space may also allow for opportunities to deliver a high-quality landscape scheme at the Garden Village.

It is likely that of the options considered for Issue 28a and Issue 28b will have a minor positive effect in relation to SA objective 5: **crime**. This is due to the potential for allotments/community gardens and 'edible streets' to be designed to a high quality that enriches the character of the area and promotes community stewardship. It is expected that increasing the sense of ownership among new residents would help to limit the potential for opportunities for crime to result.

A minor positive effect is expected in relation to SA objective 11: **water** and SA objective 12: **flooding** for the options considered for Issue 28a and Issue 28b as the potential for an increase in green infrastructure associated with food production is likely to allow for space for the safe infiltration of surface water. This approach is not only expected to help limit any potential increase in local flood risk but may also help reduce the potential for adverse impacts in terms of water quality when wastewater infrastructure becomes overburdened as result of flooding.

A negligible effect is expected in relation to the remaining SA objectives for all options considered as their focus is limited to small-scale food production and its consumption in the Garden Village.

Education, healthcare and community infrastructure

This section summarises the SA findings for the approach considered at the issues stage in relation to education, healthcare and community infrastructure at the Garden Village. Five options were considered for inclusion in the AAP. In relation to primary school provision the options of providing two new primary schools or one larger primary school have been considered. The approach to secondary school provision has considered the delivery of a facility for Bartholomew School at West Eynsham or a secondary school facility for Bartholomew School at the Garden Village. The option of providing a new healthcare facility was also considered.

Table D.23 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.23: Summary of sustainability effects for options considered in relation to education, healthcare and community infrastructure in the AAP

SA Objective	29a Option 1	29a Option 2	29b Option 1	29b Option 2	29d
SA1: Housing	0	0	0	0	0

SA Objective	29a Option 1	29a Option 2	29b Option 1	29b Option 2	29d
SA2: Health and well-being	+	+	0	+	++
SA3: Inclusive communities	+	+	+/-?	+	+
SA4: Education	++	++/-	++	++	0
SA5: Crime	0	0	0	0	0
SA6: Services and facilities	+	+	+/-?	+	+
SA7: Land use	?	?	?	?	?
SA8: Waste	0	0	0	0	0
SA9: Air quality	+	+	-?	+	+
SA10: Climate change	+	+	-?	+	+
SA11: Water	0	0	0	0	0
SA12: Flooding	0	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0	0
SA14: Landscape	0	0	0	0	0
SA15: Historic environment	0	0	0	0	0
SA16: Employment	0	0	0	0	0
SA17: Economic growth	0	0	+	+	0

Consultation question 29: *description of potential sustainability effects of options considered in relation to the AAP approach to education, healthcare and community infrastructure*

The introduction of new primary and secondary school facilities, as considered through the options put forward for Issue 29a and Issue 29b, are expected to have a significant positive effect in relation to SA objective 4: **education**. It is acknowledged that the nearest primary school in Eynsham is essentially 'at capacity' taking into account housing which is already permitted. The level of planned growth at Eynsham will also result in the available capacity at the nearest secondary school being exceeded. As such there will be need for new education facilities to meet the need which would emerge at the Garden Village. Option 2 considered for Issue 29a would provide additional facilities for Bartholomew School within West Eynsham. This approach would be less likely to meet the requirements of children within the Garden Village, particularly considering that this provision would be on the other side of the A40 which may be difficult for pupils to cross. This approach would also not take the opportunity to deliver additional capacity which would support the expansion of the existing school site. As such the significant positive effect

expected is likely to be combined with a minor negative effect for this option.

The options considered for Issue 29a, Issue 29b and Issue 29d are also likely to have a minor positive effect in relation SA objective 6: services and facilities. The provision of education and health services in the Garden Village or the surrounding area is likely to meet the needs of the local population. It will also help to ensure that a section of local services and facilities are not overburdened, and that the area can have some degree of self-sufficiency. Providing new facilities of this type within the area is also expected to help promote a degree of integration in the local community and therefore a minor positive effect is also expected for all options in relation to SA objective 3: **inclusive communities**. The location of the new provision within the Garden Village is seen to better fulfil the aim of establishing a sustainable and inclusive settlement. Therefore, while Issue 29b Option 1 would establish a new school facility that could provide for the Garden Village, the proposed location in West Eynsham would be less accessible to residents at the Garden Village. A minor negative effect is therefore expected in combination with the minor positive effect in relation to SA objective 3 and SA objective 6 for this option. The minor negative effects are

uncertain as there may be potential to introduce appropriate mitigation measure that will reduce severance between the areas. The ability of students to safely cross the strategic road network at the A40 will play an important role in relation to addressing this issue.

The provision of two new primary school facilities, which is considered in Issue 29a Option 1, is expected to have a minor positive effect in relation to SA objective 9: **air quality** and SA objective 10: **climate change**. The provision of two primary facilities would reduce the potential distance to education facilities for many residents and could therefore promote modal shift in the area. Minor positive effects are also expected for all the other options, except 29b Option1, in relation to these SA objectives as there is potential for the locations of these new facilities to result in an increase in sustainable travel amongst residents. However, in these cases, the effects are uncertain given that the exact locations of the facilities in the Garden Village are unknown at this stage meaning that varying degrees of beneficial impacts in relation to these SA objectives may result. For 29b Option1, requiring students to travel from the Garden Village area to the new secondary school facility within the SDA may result in greater need for journeys to be made by private vehicle which is likely to have a detrimental impact in terms of release of air pollutants and greenhouse gases. Students within the Garden Village are considered less likely to travel to the new education facilities at the SDA by active modes of transport in particular unless the issue of potential severance at the A40 is appropriately addressed. A minor negative effect is therefore expected for this option in relation to SA objective 9 and SA objective 10. The negative effect is uncertain dependent upon the precise location of the new school facility within the SDA in relation to the AAP and whether or not provisions such as sustainable transport links can be made between these locations.

Encouraging uptake of modal shift in the Garden Village is likely to result in more journeys being undertaken by active modes of transport. This is likely to result in beneficial impacts in terms of public health. A minor positive effect is therefore expected in relation to SA objective 2: **health and well-being** for Issue 29a Option 1. The minor positive effects are also expected for Issue 29a Option 2 and Issue 29b Option 2, but

in these cases the effects are uncertain as the location of the proposed facilities are unknown and may be more or less beneficial to this SA objective depending on location. A significant positive effect is expected in relation to SA objective 2 for the option considered for Issue 29d. While there is an established medical centre in Eynsham it is noted that the available capacity at this facility is likely to be exceeded by the level of planned growth around Eynsham. As such the option considered for Issue 29d would be needed to meet local healthcare needs. It is also likely to benefit residents already residing in Eynsham.

It is expected that the provision of new secondary school facilities in particular would help to help encourage higher levels of educational attainment in the area to strength the local workforce. This in turn may help to support inward economic investment in the area. As such a minor positive effect is expected in relation to SA objective 17: **economic growth** for Issue 29b Option 1 and Issue 29b Option 2.

All options considered are expected to have uncertain effects in relation to SA objective 7: **land use** as the precise location of these proposed facilities is not known at this stage. While much of the land at locations identified for the Garden Village and SDA are greenfield, some small areas contain existing buildings which may allow for opportunities for the re-use of materials which are already onsite.

Social interaction and early delivery of health infrastructure

This section summarises the SA findings for the approach considered at the issues stage in relation to promoting social interaction and the incorporation of health infrastructure at an early stage at the Garden Village. Four options for inclusion in the AAP have been considered. These are to encourage the provision of shared spaces, facilities and buildings, to appoint a community development worker, to place a strong emphasis on safe and accessible environments and to encourage the early delivery of health promoting infrastructure at the Garden Village.

Table D.24 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.24: Summary of sustainability effects for options considered in relation to social interaction and early delivery of health infrastructure in the AAP

SA Objective	30a	30b	30c	30d
SA1: Housing	+	0	+	0
SA2: Health and well-being	+	+	+	++

SA Objective	30a	30b	30c	30d
SA3: Inclusive communities	++	++	+	0
SA4: Education	0	0	0	0
SA5: Crime	+	+	++	0
SA6: Services and facilities	++	0	+	+
SA7: Land use	+	0	0	0
SA8: Waste	0	0	0	0
SA9: Air quality	+	0	+	+
SA10: Climate change	+	0	+	+
SA11: Water	0	0	0	0
SA12: Flooding	0	0	0	0
SA13: Biodiversity and geodiversity	0	0	0	0
SA14: Landscape	0	0	0	0
SA15: Historic environment	0	0	0	0
SA16: Employment	0	0	0	0
SA17: Economic growth	0	0	0	0

Consultation question 30: description of potential sustainability effects of options considered in relation to the AAP approach to social interaction and early delivery of health infrastructure

It is expected that the options considered would have the most direct effects in relation to promoting health and well-being and social inclusion at the new development in the Garden Village. The options considered for Issues 30a and 30b would directly seek to encourage social integration and activity. This is to be achieved by encourage the integration of shared spaces, facilities and buildings at the Garden Village which is expected to help promote the potential for informal and formal interactions to occur at a range of locations. Furthermore, the appointment of a community development worker is expected to help result in activities which would strengthen community engagement. As such a significant positive effect is expected in relation to SA objective 3: **inclusive communities** for both of these options. Supporting a safe and accessible environment in the Garden Village would provide less direct but still a noted beneficial effect in relation to this objective, given that it could give people confidence to access shared spaces in the Garden Village. A minor positive effect is therefore recorded in relation to SA objective 3 for Issue 30c.

As well as helping to encourage people to make use of shared spaces in the Garden Village the option considered for Issue

30c would also directly seek to address the issue of crime in the area. This relates to creating safe and accessible environments, in which fear of crime is less likely to be prevalent. A significant positive effect is therefore expected in relation to SA objective 5: **crime**. The options considered for Issue 30a and Issue 30b are likely to help encourage the use of shared spaces in the District by various people at different times of the day and night. This may help to reduce fear of crime at these locations by promoting vitality and providing a natural form of surveillance. A minor positive effect is therefore expected in relation to SA objective 5 for these options.

It is also expected that a positive effect would result in relation to SA objective 2: **health and well-being** for all options given that they would help to encourage the undertaking of physical activities at shared spaces in the Garden Village. The positive effect expected in relation to SA objective 2 for the option considered for Issue 30d is likely to be significant. This option would use the AAP to emphasise the need for early delivery of health promoting infrastructure to instil healthier habits from the outset of development at the Garden Village. As well as encouraging health and well-being at the Garden Village these options would seek to promote accessibility. For the option considered for Issue 30a this would include an emphasis on mixed-use development through the provision of shared buildings, spaces and facilities. The approach of Issue 30a may help to provide space for the delivery of new services and

facilities in the area and in line with the options for Issue 30c and Issue 30d is also likely to help improve general accessibility to services and facilities for residents. As such a significant positive effect is expected in relation to SA objective 6: **services and facilities** for the option considered for Issue 30a. The positive effect expected in relation to this SA objective for the options considered for Issue 30c and Issue 30d is likely to be minor.

Ensuring a high level of accessibility of the environment at the Garden Village, including the early incorporation of infrastructure such as community facilities, parks and safe and legible walking routes and cycle paths is likely to reduce the need to travel and promote modal shift. As such a minor positive effect is expected in relation to SA objectives 9: **air quality** and 10: **climate** for the options considered for Issue 30c and Issue 30d. The option for Issue 30a is expected to have a similar positive effect considering that encouraging the provision of shared buildings at the Garden Village may create the opportunity for residents to make linked-trips, thereby helping to reduce the need to travel. Promoting mixed use development through the AAP is also likely to help promote a more efficient approach in terms of the use of land at the Garden Village and therefore a minor positive effect is expected in relation to SA objective 7: **land use** for the option considered for Issue 30a.

A minor positive effect is also expected for the option considered for Issue 30a in relation to SA objective 1: **housing**. By providing shared buildings for new residents this approach is likely to have benefits in terms of encouraging 'inter-generational' living. As such this approach would not only help to ensure that new homes help address the specific requirements of residents of varying ages but would also help to secure benefits associated with sharing residential space with people of varying backgrounds. A minor positive effect is also expected for the option considered for Issue 30c in relation to this SA objective given that it would result in the AAP placing an emphasis on not only the accessibility of buildings in the Garden Village but also their safety. As such this option would be likely to help ensure a high level of safety is incorporated into the design of new homes at the Garden Village.

Long-term stewardship

This section summarises the SA findings for the approach considered at the issues stage in relation to the long-term stewardship of the Garden Village. One option for inclusion in the AAP has been considered. The option considered is the setting of a general, overarching policy requirement through the AAP for appropriate long-term management arrangements to be put in place.

Table D.25 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.25: Summary of sustainability effects for options considered in relation to long-term stewardship in the AAP

SA Objective	31b
SA1: Housing	+
SA2: Health and well-being	+
SA3: Inclusive communities	++
SA4: Education	0
SA5: Crime	+
SA6: Services and facilities	+
SA7: Land use	0
SA8: Waste	0
SA9: Air quality	0
SA10: Climate change	0
SA11: Water	0
SA12: Flooding	0
SA13: Biodiversity and geodiversity	+
SA14: Landscape	+
SA15: Historic environment	+
SA16: Employment	0
SA17: Economic growth	0

Consultation question 21: description of potential sustainability effects of the option considered in relation to the AAP approach to long-term stewardship

It is expected that putting policy in place that would help to deliver long-term management of the Garden Village would have beneficial effects which most relate to issues of improved community integration as well as the maintenance of aesthetic quality and design. These beneficial effects may in turn help to improve the levels of access residents have to high quality open spaces in particular, as well as ensuring that local housing is maintained to a high standard.

The TCPA has set out high level and wide-reaching guidance on the appropriate delivery of long-term stewardship at

Garden Settlements⁴⁴. This has been related to managing communal areas and open spaces to a high standard, protecting local visual amenity and encouraging a sustainable community spirit. Other functions include the development of affordable, sustainable housing which is of a good design.

As such the option considered for Issue 31b is expected to have a significant positive effect in relation to SA objective 3: **inclusive communities**. Maintaining open spaces to a high standard is also likely to help prevent fear of crime at these locations and may help to encourage physical activity amongst residents. Further benefits may result in relation to improving habitat connectivity through appropriate maintenance. Therefore, a minor positive effect is expected in relation to SA objective 2: **health and well-being**, SA objective 5: **crime** and SA objective 13: **biodiversity and geodiversity**. Maintenance of open spaces as well as more general maintenance relating to development within the Garden Village is likely to help lift the aesthetic quality of the area. As such this option may help to protect and enhance local landscape character and the settings of heritage assets in the area. A minor positive effect has therefore been recorded in relation to SA objective 14: **landscape** and SA objective 15: **historic environment**.

TCPA guidance also identifies that stewardship arrangements may have scope to provide local community facilities and therefore a minor positive effect is expected in relation to SA objective 6: **services and facilities**. The option is not expected to result in the delivery of a high number of new market homes in its own right. However, the provision of maintenance at housing development proposals is likely to result in a minor positive effect in relation to SA objective 1: **housing**. TCPA guidance also supports the promotion of new affordable homes which has the potential to enhance the positive effect recorded.

Appraisal findings for the three spatial framework options

This section summarises the SA findings for the three options considered in relation to the illustrative spatial framework for the delivery of development at the Garden Village site. These options evolved from a 3-day stakeholder design event held in May 2019.

The options considered were to provide a single centre, provide three distinct centres or provide greater focus on the A40. The 'spatial framework' diagrams presented for each option indicate where green infrastructure corridors, the village/neighbourhood centres, school/community uses, the park and ride facility and areas to be developed to include housing and employment uses could potentially be located.

Housing and employment uses are not separately identified on the diagrams. Instead grey areas have been set out to accommodate 'development' which could include new homes and other non-residential uses including employment space.

Table D.26 below provides a summary of the expected sustainability effects. The potential sustainability effects are described below the table.

Table D.26: Summary of sustainability effects for options considered in relation to spatial framework for development set out through the AAP

SA Objective	Option 1	Option 2	Option 3
SA1: Housing	++	++	++
SA2: Health and well-being	++	+	+/-
SA3: Inclusive communities	++	+	++/-
SA4: Education	++	+	++
SA5: Crime	0	0	0
SA6: Services and facilities	++	++?	+
SA7: Land use	--	--	--
SA8: Waste	0	0	0
SA9: Air quality	+	+	--/+
SA10: Climate change	++	+	--/+
SA11: Water	0	0	0
SA12: Flooding	++/-	+/-	+/-
SA13: Biodiversity and geodiversity	++/-	+/-	+/-
SA14: Landscape	++/-?	+/-?	+/-?
SA15: Historic environment	-?	-?	-?
SA16: Employment	++	++	++
SA17: Economic growth	++	++	++

The three options considered for the illustrative spatial framework for the Garden Village may impact upon the density of housing development which is to be delivered. However, these options would not have an impact upon the overall level of housing to be provided. Each option would therefore allow for the delivery of a high number of new homes. This would be in line with the 'working assumption' of the Local Plan which sets the principle for delivery of about 2,200 homes at the Garden Village. As such a significant positive effect is

⁴⁴ TCPA (December 2017) Practical Guides for Creating Successful New Communities Guide 9: Long-Term Stewardship

expected for each option in relation to SA objective 1: **housing**.

By delivering new parks and cycleways and incorporating other elements of green infrastructure all three options are likely to help promote the achievement of healthier lifestyle choices among residents. It is expected, however, that by focussing development at a single centre through option 1 a higher number and wider range of services and facilities could be accessible to a large number of residents. This option also supports development which is highly permeable to pedestrians and cyclists. The number of significant routes which support vehicular traffic would be limited through option 1. As such this option is considered most likely to promote walking and cycling in addition to access to more substantial services in support of general health and well-being. This option also seeks to incorporate the farm and orchard into the eastern edge of the Garden Village which is likely to promote opportunities for healthy eating. Therefore, a significant positive effect is expected in relation to SA objective 2: **health and well-being**.

While option 2 would allow for three centres which would be designed to be walkable these centres would be smaller in scale and therefore likely to provide residents with access to a reduced range of services and facilities. This approach is therefore likely to provide access to more limited facilities in close proximity and therefore a minor positive effect is expected in relation to SA objective 2. Option 3 would allow for a similarly walkable environment, but the focus of development is to be more orientated towards the A40. Delivery of development in this manner may reduce the potential for modal shift which could otherwise promote healthy lifestyle choices. The potential for dependency on journeys by private vehicles means that the minor positive effect recorded in relation to SA objective 2 for option 3 is likely to be combined with a minor negative effect.

The effects expected in relation to SA objective 3: **inclusive communities** are expected to mirror many of those identified for SA objective 2. The creation of a highly walkable environment where new open spaces and other green infrastructure is incorporated to allow for recreational opportunities through all options is likely to provide opportunities for residents to partake of informal social interactions on a regular basis. As such the delivery of development in this manner is likely to help benefit local social cohesion. Option 1 is expected to help provide the highest number of residents with access to the widest range of services and facilities which will allow for a degree of self-sufficiency at the Garden Village. This option also supports integration with the wider area by promoting links to Eynsham via garden bridges across the A40. As such a significant positive effect is expected in relation to SA objective 3 for option 1. The positive effect for option 2 is likely to be minor.

Option 3 could reduce the potential for the promotion of walkable neighbourhoods given that it may result in travel by private vehicle being the dominant mode of transport. The orientation of development towards the A40 may allow for greater potential to integrate with the development which is already present at Eynsham. A significant positive effect combined with a minor negative effect is therefore expected for option 3 in relation to SA objective 2.

All options would deliver a level of development which would support new school facilities in the area. It is expected that the delivery of new school facilities within the Garden Village would improve access for pupils at this location as well as within the surrounding area. As such a positive effect is expected in relation to SA objective 4: **education** for all options. The positive effect expected for option 1 and option 3 is likely to be significant considering that these options would allow for a greater level of connection with Eynsham village to the south. For option 1 this would include connections via garden bridges and for Option 3 development would be orientated towards the A40 and the existing community at Eynsham.

It is expected that promoting access to a high number of services and facilities for a large number of residents in the Garden Village might be achieved through the incorporation of walkable environments focussed on appropriate centres. This is most likely to be achieved through options 1 and 2. As such a significant positive effect is expected in relation to SA objective 6: **services and facilities** for these options. The significant positive effect expected for option 2 is uncertain, however, given that the provision of three distinct centres in this manner may mean that some residents may have access to more limited services and facilities considering that they would be distributed across the site. Option 3 would focus the provision of the eastern and western neighbourhoods to the south of the area which would potentially reduce the accessibility of services and facilities at these locations for some residents. As such the positive effect expected for this option in relation to SA objective 6 is likely to be minor.

All options considered would deliver development in a spatial distribution which would result in the development of a large amount of greenfield land. This area of land also comprises a significant portion of Grade 2 agricultural land immediately to the north of the A40. Much of the remaining area of land is classed as Grade 3 agricultural land. As such it is expected that all options would have a significant negative effect in relation to SA objective 7: **land use**.

The delivery of new growth to support alternative modes of transport is likely to have a positive effect in relation to air quality and greenhouse gas emissions in the area. As such it is expected that all options would have a positive effect in relation to SA objective 9: **air quality** and SA objective 10:

climate change. It is considered likely that focussing development around the A40 through option 3 may however encourage travel by less sustainable means. This is likely to be to the detriment of air quality for local people as well as within the City of Oxford AQMA to which the A40 leads. It is also expected to limit the potential to encourage modal shift which could otherwise benefit the contribution the District makes to climate change. The minor positive effect expected in relation to these SA objectives for option 3 is likely to be combined with a significant negative effect. Option 1 identifies the potential provision of a biogas facility at the Garden Village. Therefore, the positive effect expected for this option in relation to SA objective 10 is likely to be significant.

The spatial distribution supported through all three options would deliver growth within very similar boundaries. It is not expected that the level of impermeable surfaces created by the options would vary greatly. Furthermore, the areas of the site which fall within Flood Zone 2 or 3 are minimal and it is expected that development could be provided to avoid these zones. These areas are also at risk from surface water flooding. Parts of the east of the site are at high risk of flooding from groundwater. All other areas within the site have negligible flood risk⁴⁵. While all options would incorporate open spaces and other elements of green infrastructure, they still support development on greenfield land, which could reduce infiltration of surface water through increased hard surfaces. A mixed minor positive and negative effect is therefore expected for the majority of options in relation to SA objective 12: **flooding**. The positive effect expected for Option 1 is likely to be significant considering that the expansive green space which would be maintained to the northern edge of the site would incorporate a wetland. This feature may support additional flood attenuation in the area.

Preliminary ecological assessment work undertaken to support the production of the AAP⁴⁶ identified a number of adverse effects relating to potential habitat loss and fragmentation and other pressures associated with human activities. This included effects relating to vegetation clearance, topsoil stripping and watercourse diversion or drainage. Protected species such as bats, great crested newts and otters were identified as potentially being affected as a result of construction or the subsequent operation phase of the development. It is expected that if appropriately maintained, the incorporation of green infrastructure through all options would also support help to mitigate these effects including effects relating to severance and disruption of habitat connectivity. All three options would furthermore maintain Eynsham Millennium Wood immediately to the south of the

Garden Village, which is part of the national forest inventory and a woodland improvement area. As such all three options are expected to have minor positive effect in relation to SA objective 13: **biodiversity and geodiversity**. By including a wetland/ linear park as well as wildflower areas and new woodland tree planting to the north of the site through option 1 it is likely that new habitat provision may result and as such the positive effect expected for this option is likely to be significant. This provision may be of particular importance in terms of acting as a buffer between the new development and locally important biodiversity sites. This includes South Freeland Meadows and City Farm Local Wildlife Sites and additional areas of ancient woodland which are to the north. The relatively close proximity of these sites to the Garden Village site means that the positive effect expected for each option is likely to be combined with a minor negative effect.

The Garden Village site is not covered by any landscape protection designations. It is however a primarily undeveloped rural area and therefore has its own intrinsic landscape value. Furthermore, a large proportion of the site has been assessed as part of landscape sensitivity work undertaken for the strategic study for accommodating Oxford's unmet housing need⁴⁷, as having 'medium-high' landscape sensitivity. Additional landscape and visual assessment work has been undertaken for the Garden Village site and West Eynsham SDA itself⁴⁸. This work identified the Garden Village site as having a strongly rural nature which is of moderate-high sensitivity for perceptual qualities. The area by the northern boundary which is bounded by the brook is judged to be of relatively higher sensitivity. The landscape and visual assessment study recommends that the northern edge of the settlement should allow for transitional space between the new development and the open countryside.

Each option would result in a relatively high level of growth proceeding at the site which is likely to be detrimental to its existing character. The impact will be influenced to an extent by the design of the development and not its spatial distribution and therefore an uncertain minor negative effect is expected in relation to SA objective 14: **landscape**. As all options would incorporate elements of green infrastructure and allow for varying sizes of buffer between the more developed areas and the wider countryside a positive effect is also expected in combination for this SA objective. The positive effect is expected to be significant for Option 1 as it would allow for a more substantial area of green space to be maintained towards the north where the Garden Village would create a new urban edge into the wider countryside as such limiting the potential for a hard edge to result. This area would incorporate a wetland/ linear park as well as wildflower areas

⁴⁵ JBA (2019) *Level 2 Strategic Flood Risk Assessment – Land North and West of Eynsham*

⁴⁶ TACP (2019) *Oxfordshire Cotswolds Garden Village and West Eynsham Preliminary Ecological Impact Assessment*

⁴⁷ LUC; BBP Regeneration (2016) *Oxford Spatial Options Assessment*

⁴⁸ LUC (May 2019) *Oxfordshire Cotswolds Garden Village West Eynsham Strategic Development Area: Landscape and visual assessment*

and new woodland tree planting. As such this approach would respond in a suitable manner to the recommendations of the landscape and visualisation work. Option 2 would provide development within the northern neighbourhood at a lower density, thereby responding positively to the existing countryside setting. The delivery of some level of new growth towards the northern edge is, however, likely to result in a degree of urbanisation and therefore the positive effect expected for option 2 is likely to be less pronounced than option 1. The positive effect expected for Option 2 in relation to SA objective 14 is likely to be minor.

The provision of new development at the Garden Village also has the potential for adverse impacts to result in terms of the setting of nearby heritage assets. This includes the Listed Buildings at City Farm in the north of the site as well as those at Eynsham Mill which are beyond the eastern boundary of the site. However, the impact will be influenced to an extent by the design of the development and not its spatial distribution. The design of new development is not specified through the options considered. As such the significant negative effect expected for each option in relation to SA objective 15: **historic environment** is uncertain. The south eastern portion of Eynsham has been designated as a Conservation Area. It is however expected that substantial elements of existing intervening residential development between the site and this area would mean that impacts of new development on the

significance of the setting of this heritage asset would be similarly negligible for each option.

It is expected that each option would allow for a high amount of employment land. The 'working assumption' for employment land delivery at the Garden Village as set out through the Local Plan is for around 40ha in the form of a new 'campus-style' science park. Further jobs are likely to be created at the Garden Village through new services and facilities. As such it is expected that a significant positive effect would result in relation to SA objective 16: **employment** and SA objective 17: **economic growth** for each option. Option 1 presents the additional potential benefit of specifically supporting the provision of homes to be designed to facilitate flexible working. Allowing for new education facilities at the Garden Village, which would be included through all three options, is likely to encourage residents to take up opportunities for training and upskilling in the future. As such this element which has been included in all spatial options may help to attract new employers to the area. Option 3 would allow for development to be orientated in a manner which could support access towards the A40. It is expected that this element of option 3 may attract certain specialist businesses to the area as a result of any improved access which may result to this route. As such the significant positive effect expected in relation to SA objective 17 for this option may be further enhanced.

Appendix E

Summary of SA Findings for the Preferred Options AAP Document

Table E.1 below presents a summary of all the potential sustainability effects identified for the preferred policy approaches in the Preferred Options AAP (July 2019). These effects were originally reported in the SA Report consulted upon alongside the Preferred Options AAP. A description of the likely cumulative effect of the Preferred Options AAP in relation to each SA objective is provided below the table.

Appendix E
 Summary of SA Findings for the Preferred Options AAP Document
 Sustainability Appraisal for Salt Cross AAP

Table E.6.1 Sustainability effects of preferred policy approaches included in Preferred Options AAP document

Preferred approach		SA1: Housing	SA2: Health and well-being	SA3: Inclusive communities	SA4: Education	SA5: Crime	SA6: Services and facilities	SA7: Land use	SA8: Waste	SA9: Air quality	SA10: Climate change	SA11: Water	SA12: Flooding	SA13: Biodiversity and geodiversity	SA14: Landscape	SA15: Historic environment	SA16: Employment	SA17: Economic growth
Vision		+	+	+	+	+	+	0	0	+	+	0	+	+	+	+	+	+
Core themes and objectives	Building a strong, vibrant and sustainable community	+	+	+	0	0	+	0	0	0	0	0	0	+	+	+	0	0
	Healthy place shaping	0	++	+	0	++	+	0	0	+	+	0	+	+	+	+	0	0
	Protecting and enhancing environmental assets	0	+	0	0	0	0	+	0	+	0	+	+	++	++	++	0	0
	Meeting current and future housing needs	++	+	+	0	0	0	-	0	-	-	0	-	-	-	-	+	+
	Enterprise, innovation and productivity	0	0	0	+	0	+	-	0	+/-	+/-	0	-	-	-	-	++	+
	Transport, movement and connectivity	0	+	0	+	0	++	-	0	+/-	+/-	0	-	-	-	-	+	+
	Climate change and resilience	0	0	0	0	0	0	+	+	+	++	0	+	0	0	0	0	0
Building a strong, vibrant and sustainable community	PA1: Key development principles	++/-?	+	++	+	0	+	+	0	+	+	+	+	+	++	++	+	+/-?
	PA2: Quantum and mix of uses	++	+/-?	0	+/-?	0	+	-	0	+/-	+/-	-	-	--	--?	--?	++	++
	PA3: Spatial framework	++	++	++	++	0	++	-	0	-/+	++/-	+/-	++/-	++/-	++/-?	-?	++	++

Appendix E
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 Sustainability Appraisal for Salt Cross AAP

	PA4: High quality design	++/-?	+	++	+	0	+	+	0	+	+	+	+	+	++	++	+	+/-?
	PA5: Provision of supporting infrastructure	0	+	++	++	0	+	-	0	+/-	+/-	+/-	+/-	+/-	-?	-?	+	+
	PA6: Long-term maintenance and stewardship	+/-?	+	++	0	+	0	0	0	0	0	0	0	+	+	+	0	0
Healthy place shaping	PA7: Adopting healthy place shaping principles	+	++	+	+	+	+	0	0	+	+	+	0	+	+	+	+	+
	PA8: Social integration and inclusion	0	++	++	+	++	+	+	0	+	+	0	0	0	0	0	+	+
	PA9: Providing opportunities for healthy active play and leisure	0	++	+	+	0	+	0	0	+	+	+	+	+	+	0	0	0
	PA10: Green infrastructure	0	++	+	0	0	0	+	0	+	+	+	+	++	++	+	0	0
	PA11: Enabling healthy food choices	0	++	0	0	0	0	+	0	0	+	0	0	+	0	0	0	+
Protecting and enhancing environmental	PA12: Achieving 25% biodiversity net gain	-?	+	+	+	0	0	+	0	+	+	+	+	++	+	+	-?	-?
	PA13: Water environment	-?	+	+	0	0	0	+	+	+	+	++	++	++	+	+	-?	-?
	PA14: Environmental assets	-?	+	0	0	0	0	++	++	++	0	++	0	++	+	+	-?	-?
	PA15: Heritage assets	-?	0	0	+	0	0	0	0	0	0	0	0	0	+	++	-?	-?
Meeting current and future housing needs	PA16: Housing delivery	++	+/-?	+	+/-?	0	+	--	0	+/-	+/-	-	-	--	--?	--?	+	+
	PA17: Housing mix	++/-?	0	++	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	PA18: Build to rent	++/-?	0	++	0	0	0	0	0	+	+	0	0	0	0	0	0	0
	PA19: Self/custom build housing	++/-?	0	+	0	0	0	0	0	0	+	0	0	0	+	+	+	+

Appendix E
 Summary of SA Findings for the Preferred Options AAP Document
 Sustainability Appraisal for Salt Cross AAP

	PA20: Specialist housing needs	++	+	++	+	0	+	0	0	+	+	0	0	0	0	0	0	+
Enterprise, innovation and productivity	PA21: New business space	0	0	+	++	0	0	--	0	+/-?	+/-?	0	-	--	--?	--?	++	++
	PA22: Small-scale commercial opportunities and flexible business space	0	0	++	0	0	++	--	0	+	+	0	-	-	-?	-?	++	++
	PA23: Homeworking/Telecommuting	0	+	+	0	0	0	0	0	+	+	0	0	0	0	0	+	+
	PA24: Employment skills and training	0	0	+	++	0	0	0	0	0	0	0	0	0	0	0	++	++
Transport, movement and connectivity	PA25: Reducing the overall need to travel	0	++	++	0	+	++	+	0	++	++	0	0	0	0	0	+	+
	PA26: Reducing dependency on the private car	0	++	0	0	0	+	0	0	++	++	0	0	0	0	0	0	0
	PA27: Active and healthy travel	0	++	0	0	0	+	0	0	++	++	0	0	0	0	0	0	0
	PA28: Public transport	0	+	0	0	0	+	-?	0	++	++	0	-	0	-?	-?	+	+
	PA29: Making effective use of the transport network	0	0	0	0	0	+	0	0	+/-?	+/-?	0	0	0	0	0	+?	+?
	PA30: Changing transport trends and technologies	0	0	0	0	0	0	0	0	-?	+?	0	0	0	0	0	0	0
Climate change and resilience	PA31: Flexibility, durability and adaptability	+	0	0	0	0	0	0	0	0	++	+	+	0	0	0	0	0
	PA32: Sustainable construction	++/-?	+	0	0	0	0	0	+	+	++	+	+	0	+	0	0	0
	PA33: Decentralised, renewable and low carbon energy	+/-?	0	0	0	0	0	0	0	0	++	0	0	0	0	0	+	+
	PA34: Towards zero waste	+	0	0	0	0	0	0	++	0	++	0	0	0	0	0	0	0

SA objective 1: Housing

6.13 The delivery of about 2,200 dwellings within the Garden Village through the AAP is supported directly by preferred approaches 16 to 20, which ensure that new homes provided are sustainable, meet the needs of a variety of people through a range of dwelling types, sizes and tenures and are supported by the necessary strategic infrastructure. The overarching principles laid out through preferred approaches 1, 2 and 4 relating to housing delivery ensure that the aspirations of the vision for the Garden Village which include the creation of a strong, vibrant and sustainable community, are reflected when new development is delivered. Preferred approach 3 sets the spatial framework by which the agreed level of housing growth and other land uses would be distributed at the Garden Village.

6.14 The majority of preferred approaches are expected to have negligible effects in relation to SA objective 1: housing. However, there are preferred approaches relating to different themes which are likely to contribute to positive effects in terms of housing. For example, preferred approach 32 aims to ensure that building emissions within the Garden Village are minimised to ensure that CO2 emission targets are met. This is to be achieved through specifications relating to achieving improved levels of energy efficiency of homes with an overall goal of zero-carbon standards. Similarly, the aspirations for the use of renewable energy in the Garden Village set out through preferred approach 33 are likely to contribute positively to the delivery of high quality and sustainable housing.

6.15 Potential adverse effects are identified in relation to additional requirements set out within preferred approaches that could potentially limit the rate of housing delivery due to developer concerns over viability. These requirements include those which relate to affordable housing, higher quality design and sustainable constructing measures. These effects are uncertain as the potential for adverse impacts on housing delivery depends largely on developer decisions which are unknown at this stage. It is recognised that the preferred approaches included in the AAP are reflective of the findings of the Housing Strategy Advice for the Garden Village. Furthermore, viability issues will inform planning decisions when considering issues such as housing mix (including affordable housing at built to rent developments) and sustainable construction measures. However, it is possible that some developers may decide not proceed with proposals at the Garden Village because of these requirements. As such the rate of housing delivery which might otherwise be achieved may be adversely affected.

6.16 Overall, a **cumulative mixed significant positive and minor negative effect** is expected in relation to SA objective 1: **housing**.

SA objective 2: Health and well-being

6.17 The majority of preferred approaches are expected to have positive effects in relation to health and well-being. In particular, approaches which may help to promote increased level of physical activity amongst residents in the Garden Village are anticipated to have significant effects in relation to this SA objective. Preferred approaches 9, 10 and 27 make provisions to ensure that the area is supported by sufficient cycle and pedestrian routes to promote the uptake of active travel and opportunities for leisure that appeal to a range of demographics in the Garden Village. The AAP will also support the provision of opportunities for healthy food choices, including food growing, through preferred approach 11.

6.18 Positive effects on health and well-being are also identified in relation to residents' ability to access services and facilities as well as existing and new social infrastructure, which are provided for through a number of preferred approaches. In particular, preferred approach 25 makes a significant contribution to positive effects in relation to this SA objective due to its comprehensive approach to reducing the need to travel in the Garden Village, which will encompass provision of a range of services and facilities.

6.19 Potential negative effects in relation to health and well-being are identified where preferred approaches have the potential to result in reduced air quality in the area and are uncertain as it may be possible to mitigate these adverse effects.

6.20 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 2: **health and well-being**.

SA objective 3: Inclusive communities

6.21 The majority of preferred approaches are expected to have positive effects in relation to creating inclusive communities. Preferred approaches 1, 3, 4 and 6 outline measures that are designed to ensure that the new community established considers the needs of a broad range of people, with the longevity of the success of the Garden Village being given particular precedence. This includes distributing new growth in a pattern which will be accessible to a high number of residents and ensuring that the design principles which guide the new development are of a standard which will meet the need of a wide range of residents. This is expected to include older people and people with disabilities. Meeting the needs of a broad range of people is addressed in terms of housing provision through preferred approaches 16 to 20.

These elements of the AAP make provisions to ensure that the quantity, mix and maintenance of housing stock is tailored to suit a variety of residents. As such it is likely that the Garden Village will be able to accommodate many different groups of people.

6.22 Further to the provision of suitable housing in the Garden Village, there is also consideration of the extent to which developing a level of self-containment can contribute to creating a vibrant community. Preferred approaches 22 and 25 make significant contributions to this aspiration by ensuring that services and facilities provided within the site cater to a variety of needs, and are delivered as high quality developments in 'clusters' or 'hubs' within the Garden Village.

6.23 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 3: **inclusive communities**.

SA objective 4: Education

6.24 Education provision which is accessible at the Garden Village is likely to be beneficially impacted upon through a number of preferred approaches. These include considerations ranging from primary and secondary level to improving skills in relation to employment opportunities also. The site is in close proximity to the existing school facilities at Eynsham village and it is noted that the new housing growth supported through preferred approaches 2 and 16 has the potential to result in capacity issues at the existing sites. Preferred approaches 3 and 5 directly address the school provision at the Garden Village considering the specific locations of school facilities within potential masterplans and the quantity and size of schools needed. In terms of skills development geared towards facilitating employment, preferred approach 24 makes a significant contribution through the suggested requirement that any planning application should be supported by a community employment plan (CEP). This is complemented by the delivery of the science park in preferred approach 21, which will include links with education facilities in the area to maximise the potential for benefits to education and skills development.

6.25 The delivery of education enhancements within the Garden Village is also incorporated into preferred approaches related to a range of additional themes. Preferred approach 15 considers the potential for preservation of heritage assets in the area to be supported by capitalising on opportunities to increase public understanding of heritage assets, potentially through archaeological trails and active engagement with schools in the area. Additionally, preferred approaches 7 and 8 promote healthy place shaping through the delivery of school infrastructure that could be used as a 'hub' for shared activities beyond school hours. Preferred approach 9 promotes active design in the Garden Village which is likely to

help ensure that schools and other educational facilities are within walking distance of residents.

6.26 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 4: **education**.

SA objective 5: Crime

6.27 The preferred approaches which relate to maximising the potential for community cohesion and seek to secure a high quality of design as well as long term maintenance of the Garden Village are expected to result in positive effects in relation to crime. Preferred approach 8 is likely to have a significant contribution to this aim by ensuring that social interaction and inclusion underpin all design considerations in the Garden Village, with opportunities to reduce the incidence and fear of crime being taken advantage of through measures including consultation with key stakeholders.

6.28 Preferred approach 6 further contributes to the potential for crime reduction in the Garden Village by ensuring that measures to promote long-term community stewardship are put in place in support of the garden village development.

6.29 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 5: **crime**.

SA objective 6: Services and facilities

6.30 The delivery of sustainable development in the Garden Village is considered more likely to be achieved if a level of self-containment is promoted. This will mean that the everyday needs of residents are more likely to be met without the need to travel further afield. Preferred approach 3 sets out potential spatial framework for the new development that will provide services and facilities at locations within the Garden Village, which will be within walking distance of residents. This approach is reinforced through preferred approach 25, which focuses on reducing the need to travel through a Garden Village layout where there is integration of multiple uses. Preferred approach 22 complements this approach by making provisions for the mixed-use developments proposed to be occupied by small-scale commercial units and business space. This element of the AAP is likely to contribute to residents having access to services and facilities in the Garden Village.

6.31 As well as reducing the need to travel within the Garden Village, the promotion of sustainable travel modes as provided through preferred approaches 26, 27 and 28 is also expected to contribute positively to this SA objective. The enhancement of the existing transport network promoted through preferred approach 29 will also help improve the accessibility of residents to local services and facilities, as well as those that are further afield.

6.32 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 6: **service and facilities**.

SA objective 7: Land use

6.33 The significant greenfield land-take that will be required to deliver the housing and employment development and other uses proposed in the AAP including supporting infrastructure, means that some significant negative effects are expected in relation to land use. Preferred approaches 2, 3, 21, 16 and 22 make provisions for the delivery of 2,200 dwellings, employment land and commercial/business use land, which will contribute to the loss of a significant portion of Grade 3 agricultural land and possibly some Grade 2 agricultural land to the north of the A40. Furthermore, the provision of supporting infrastructure to the Garden Village in preferred approach 5, including schools and the delivery of a park and ride facility (detailed in preferred approach 28), also contribute negatively to SA objective 7: land use due to further potential for loss of greenfield land including that which is identified as high-quality agricultural land.

6.34 Whilst the overall development will result in the loss of some high-quality agricultural land, the AAP also includes preferred approaches which are likely to contribute positively to this SA objective. Preferred approach 14 goes some way to mitigate the loss of high-quality agricultural land by stipulating that development should avoid any areas of higher grade and most versatile agricultural land unless it is deemed to be impractical. Beyond the potential preservation of high-quality agricultural land, there are provisions made in other preferred approaches to ensure that land use meets identified community needs in the most efficient layout possible. Preferred approaches 1, 4, 8 and 10 all ensure that community use of land is the focal point of development and that it should be delivered through high quality design that enhances the overall area. This includes the incorporation of principles which would require substantial areas of the Garden Village to be preserved as green space, thereby creating a local network of green infrastructure.

6.35 Overall, a **cumulative mixed minor positive and significant negative effect** is expected in relation to SA objective 7: **land use**.

SA objective 8: Waste

6.36 There is potential for the delivery of the Garden Village to result in negative effects in relation to waste, both during the construction phase and throughout its lifetime, if there are not sufficient reduction and management measures in place. It is expected, however, that many of the potential effects will relate to the practices and behaviours of individuals and businesses at the Garden Village which are beyond the scope of the AAP.

6.37 Preferred approach 34 contributes significantly to the aim of improved waste management practices through provisions made to achieve zero waste wherever possible in the delivery of the Garden Village. This includes creating links with existing waste management infrastructure and a requirement for planning applications to be supported by Waste Minimisation Statements. Such statements will be required to address both the construction and occupation phases. Additionally, preferred approach 14 includes waste as a key consideration in relation to the protection of environmental assets.

6.38 Preferred approaches 14 and 32 also contribute positively to waste minimisation at the Garden Village. For the former, the approach includes consideration of the effect of the delivery of the Garden Village in relation to wastewater treatment facilities in the area. Preferred approach 32 seeks to achieve zero-carbon standards for both residential and non-residential buildings as part of setting out the sustainable construction requirements for new development. A focused local strategy is suggested to be incorporated to assess overall capacity and decide whether quality conditions need to be tightened to prevent adverse effects of wastewater on water quality.

6.39 Overall, a **cumulative minor positive effect** is expected in relation to SA objective 8: **waste**.

SA objective 9: Air quality

6.40 Air quality has been identified as a key issue by individuals and organisations in West Oxfordshire, and therefore measures to reduce adverse effects on air quality are present in a number of preferred approaches. In particular, preferred approaches 25 to 28 make a significant contribution to this SA objective by potentially reducing the amount of private car trips within the Garden Village. These preferred approaches are likely to help encourage modal shift increasing uptake of walking, cycling and use of public transport. Reliance on travel by private vehicle may be reduced as a result.

6.41 Despite the multiple provisions suggested to mitigate poor air quality, overall negative effects are also expected in relation to this SA objective due to the level of growth proposed. Preferred approaches 2, 5, 16 and 21 are all likely to contribute negatively to this SA objective as there is potential for the delivery of housing, employment and commercial/business space in the Garden Village. While providing these uses in close proximity to each other would reduce some commuting distances, it is still likely that air pollution associated with new development at the garden village location would be greater than that which is currently experienced. Increases are likely as a result of construction, new residents in the area as well as commuters travelling to

the Garden Village. These same preferred approaches also contribute positively to this SA objective through design measures that consider layouts that reduce the need to travel and the location of the developments in relation to sustainable transport options. Preferred approach 3 would set the spatial framework for the Garden Village, locating development and sustainable transport links in a manner which may promote travel by more sustainable modes. This element of the AAP, however, also has the potential to be of detriment to air quality in the District. Development orientated towards the A40 has the potential to compound existing air quality issues at the Oxford AQMA to which it leads and the level of growth the spatial framework supports is likely to result in increased numbers of car journeys resulting in the area.

6.42 Overall, a **cumulative mixed minor positive and minor negative effect** is expected in relation to SA objective 9: **air quality**.

SA objective 10: Climate change

6.43 The identification of climate change as another key issue by individuals and organisations in West Oxfordshire is reflected through many of the preferred approaches. These include those that address fossil fuel related transport, energy efficiency and delivery of green infrastructure. In particular, preferred approaches 31 to 34 make a significant contribution to this SA objective as they are specifically geared towards climate change mitigation. The success of the Garden Village in perpetuity in relation to climate change mitigation is vital if carbon emissions targets are to be met. As such, provisions have been made in the preferred approaches 31 to 34 to ensure all new development is flexible and adaptable to the potential challenges of climate change, is sustainably constructed, and opportunities for the use of decentralised, renewable and low carbon energy are maximised.

6.44 The potential modal shift in transport patterns, which is facilitated through preferred approaches 25 to 28, also makes a significant contribution to this SA objective as there is potential for the quantity of private car trips to be limited as the new Garden Village is delivered. The approaches are likely to be most effective in combination, as the range of alternative transport modes that would be delivered will meet a variety of travel needs, ensuring that the full potential for reduction of carbon emissions is realised. The incorporation of wide coverage of green infrastructure into the Garden Village spatial framework (preferred approach 3) is also likely to contribute to the successful delivery of a climate change mitigation strategy as part of the AAP. It is noted that the spatial framework which would guide development to the area would also result in an overall increase in the number of journeys being made locally, although the provision of neighbourhoods to be walkable and provide accessible services and facilities and employment opportunities could

help to offset this increase. The overarching principle of developing a wide network of green infrastructure assets at the garden Village is reinforced through preferred approach 10.

6.45 Although the AAP provides multiple contributions to the achievement of this SA objective, it is likely that some increase in carbon emissions will result considering the scale of growth to be delivered in the Garden Village. As such, some adverse impacts have been identified in relation to the preferred approaches. Preferred approaches 2, 5, 16 and 21 set out the delivery of relatively high levels of residential, employment and commercial/business development which is likely to increase travel and other fossil fuel dependent activities generally due to new residents and employees in the area as well as during construction. It is expected that providing this type of development at the Garden Village is likely to contribute to the carbon footprint of the District.

6.46 Overall, a **cumulative mixed significant positive and minor negative effect** is expected in relation to SA objective 10: **climate change**.

SA objective 11: Water

6.47 The Garden Village site is not within a Source Protection Zone. Pressures on water quality in the area are likely to result where new development would occur and result in increased amounts of impermeable surfaces. This could have effects relating to increased run-off of pollutants into waterbodies and pressures on wastewater infrastructure in the area. It is expected that most of the preferred approaches in the AAP would not directly affect water quality or resources at the Garden Village or the surrounding area considering their narrow focus. The high level of development and supporting infrastructure on greenfield land supported through preferred approach 2, 5, 16 and 21 would, however, greatly increase the area of impermeable surfaces. Preferred approach 5 would also allow for measures such as SuDS meaning that both positive and negative effects are likely to result in terms of water resources at the Garden Village.

6.48 Many elements of the AAP support the incorporation of green infrastructure as new development is delivered and therefore positive effects may result in terms of local water resources. This includes preferred approach 3 which sets out the spatial framework and preferred approach 10, which seeks to incorporate the principles of green infrastructure provision at the Garden Village. Elements of the AAP which most directly address protection of water resources and the wider water environment in the area include preferred approaches 13 and 14. These preferred approaches seek to promote an integrated approach to water management and the achievement of a high level of water efficiency. The overall approach to the protection of environmental assets at the

Garden Village would also include consideration for water quality.

6.49 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 11: **water**.

SA objective 12: Flooding

6.50 The site for the Garden Village falls mostly within Flood Zone 1, with only a small portion within Flood Zone 2 and Flood Zone 3. As such development at the Garden Village site is not expected to greatly increase the number of homes, businesses and other uses which are at risk from flooding from fluvial sources. The high amount of development and supporting infrastructure supported through preferred approach 2, 5, 16 and 21 would result in mostly greenfield land take, with an associated increase in the area of impermeable surfaces and surface water run-off. Preferred approach 5 allows for infrastructure to be delivered in line with the IDP, which also includes infrastructure that could help to mitigate flood risk in the area, therefore this element of the AAP is likely to have both beneficial and adverse impacts in terms of flooding.

6.51 The spatial framework for the Garden Village (preferred approach 3) sets out the specific distribution of development to incorporate substantial areas of green infrastructure potentially including a wetland area to the north. It is expected that in combination with preferred approach 10 (green infrastructure) these elements of the AAP would be of particular importance in terms of enabling infiltration of surface water. Preferred approach 13 most directly addresses flood risk at the Garden Village. Requirements include the application of the sequential test for fluvial flooding to inform the siting of development and consideration to be made for other potential sources of flood risk.

6.52 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 12: **flood risk**.

SA objective 13: Biodiversity and geodiversity

6.53 The AAP allows for the delivery of a high level of growth at the Garden Village which has the potential for adverse effects on biodiversity and geodiversity. 2,200 homes and 40ha employment land are to be provided at the site alongside infrastructure to support this growth, as set out by preferred approaches 2, 5 16 and 21. Development is likely to result in a high amount of greenfield land take which may contribute to habitat loss and fragmentation in the area. Furthermore, pressures associated with this level development, such as recreation and transport, may cause habitat and species disturbance. The Garden Village is in relatively close proximity to South Freeland Meadows and City Farm Local Wildlife

Sites, as well as a number of areas of ancient woodlands to the north and therefore there is potential for the development to result in specific effects in relation to these sites.

6.54 However, the Garden Village is to be delivered in line with a spatial framework (preferred approach 3) which intersperses development with significant amounts of green infrastructure. As such habitat connectivity and some element of habitat provision is likely to result at the site. This element of the AAP could potentially include support for a green buffer area to north taking the form of a wetland area/linear park. This provision could act as a buffer towards open countryside and the areas of ancient woodland and local wildlife sites further to the north. The mitigating effect which may result through the incorporation of green infrastructure is likely to be further achieved through preferred approach 10. This element of the AAP sets the overarching principle of accommodating a high-quality network of green and blue infrastructure at the Garden Village.

6.55 Preferred approaches 12, 13 and 14 are likely to mitigate adverse impacts in terms of the biodiversity and geodiversity with potential to result in enhancements at the site. Preferred approach 12 requires development at the Garden Village to achieve a net gain in biodiversity of at least 25%. The protection of the water environment is addressed through preferred approach 13 with biodiversity enhancements potentially being achieved for SuDS as part of major planning applications. Preferred approach 14 provides an overarching protection of environmental assets at the Garden Village, with particular consideration for Oxford Meadows SAC in terms of air pollution and the HRA findings.

6.56 Overall, a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 13: **biodiversity and geodiversity**.

SA objective 14: Landscape

6.57 It is expected that the level of growth supported through preferred approach 2, 5, 16 and 21 could have detrimental impacts in terms of landscape character in the area surrounding the Garden Village. This allows for about 2,200 new homes and about 40ha of business land as well as supporting infrastructure including roads and social infrastructure. The land at the Garden Village site is currently mostly undeveloped and of a rural and open character. It includes areas which have been identified as being of 'medium-high' sensitivity in terms of landscape.

6.58 Preferred approach 1 requires that new development is in line with national 'garden village' principles. Development is also required to achieve innovative and high-quality design. It is expected that an approach which is guided by these principles will be respectful of local landscape character and could provide opportunities for enhancement. The spatial

distribution of development at the Garden Village as provided through preferred approach 3 allows for the incorporation of substantial elements of green infrastructure within the new development. This could potentially include a buffer area to north to avoid a hard development edge towards the open countryside. The principles of green infrastructure are further incorporated in the AAP through preferred approach 10. This approach is likely to help maintain areas of green space, which are likely to take in important features in the landscape as to the benefit of the existing landscape character. This element of the AAP furthermore set the expectation that a landscape-led approach to development will be adopted. Preferred approach 4 directly addresses the issue of design quality at the Garden Village and therefore is likely to support development which is respectful of local character and may allow for enhancements. This preferred approach includes a requirement that building and street arrangements and building materials are appropriately considered as part of the design process.

6.59 Overall a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 14: **landscape**.

SA objective 15: Historic environment

6.60 Preferred approach 2, 5, 16 and 21 would support the delivery of a relatively high level of growth over the plan period including 2,200 new homes and 40 ha of employment land supported by required infrastructure improvements, which has the potential to affect the existing character and historic environment of the District. The Garden Village contains or is in close proximity to a number of listed buildings including those at City Farm, and development has the potential to adversely impact upon the significance of the setting of such assets.

6.61 However, the AAP contains elements which are likely to help mitigate adverse impacts and could potentially result in enhancement of local character and the setting of heritage assets. Preferred approach 1 sets out the key development principles of the AAP which are not only informed by the garden village principles, but are supportive of development which would foster a unique identity and sense of place as well as innovative and high quality design at the Garden Village. Preferred approach 4 supports high quality design at the Garden Village, with new developments to be supported and informed by a Design Code. Encouragement of such an approach will deliver new development which respects the setting of heritage assets in the area. Preferred approach 15 directly addresses the protection of the historic environment as new development is delivered. It would also require that the masterplanning process considers heritage and cultural assets in the area.

6.62 Overall a **cumulative mixed minor positive and minor negative effect** is therefore expected in relation to SA objective 15: **historic environment**.

SA objective 16: Employment

6.63 Preferred approach 2 sets out the principles of delivering about 40ha of business land at the Garden Village and this amount of new employment land is likely to support a substantial number of new jobs for residents in the area. The spatial framework for the new growth at the Garden Village (preferred approach 3) provides for new development in a manner which provides residents access to the A40. The siting of new growth will provide residents with easy access to this new business land as well as to the new centre (or new centres) which are to be accommodated at the site. These locations are to be provided in a manner which will allow for opportunities for walking and cycling which will make employment uses particularly accessible for new residents.

6.64 It is expected that the spatial distribution of employment land that is readily accessible for a high number of residents will be complemented by preferred approaches 28 and 29 in particular. These elements of the AAP would help to secure effective integration with the proposed Eynsham park and ride facility and require development proposals to demonstrate through a robust transport strategy and assessment that effective use of the transport network would be made. These preferred approaches would therefore help to ensure greater mobility for residents, both in terms of employment opportunities within the Garden Village and further afield.

6.65 Substantial benefits relating to securing new employment provision at the Garden Village are also expected to result from preferred approaches 21 to 24. Preferred approach 21 of the AAP supports the delivery of the new 40ha science park which is to be well related to the A40 and the proposed park and ride. Preferred approaches 22, 23 and 24 would support smaller scale employment growth, as well as measures which allow for more flexible and home working and those which support the training of local residents. Preferred approach 23 is likely to be of particular benefit in terms of complementing the large-scale employment provision to be made at the science park. Preferred approach 23 will furthermore allow for more flexibility in terms of supporting opportunities for homeworking and telecommuting which will help to meet changing circumstances of both businesses and individual residents.

6.66 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 16: **employment**.

SA objective 17: Economic growth

6.67 It is expected that preferred approaches 2 and 3 would have a particular benefit in terms of supporting economic

growth at the Garden Village. Preferred approach 2 sets out the principles of delivering 40ha of business land at the Garden Village which is likely to provide businesses with space to grow in the area. The layout of the level of growth set out through preferred approach 2 is provided through preferred approach 3 which provides the spatial framework for development. This allows for access to the A40 and suitable links through the Garden Village which is likely to help promote and make the area accessible to potential employees as well as those considering investing in the area.

6.68 Preferred approaches 21 to 24 are also expected to result in positive effects in terms of securing inward investment and long-term economic growth at the site. Preferred approach 21 safeguards land at the Garden Village for the purposes of ‘science, technology and high-tech related’

B-class business floorspace and highlights that this land should have a strong relationship with the A40. Preferred approach 22 would allow business space that would support growth beyond the 40ha science park. The flexible nature of this type of provision is likely to help encourage emerging business as well those of smaller scale. Preferred approaches 23 and 24 would promote the incorporation of measures to encourage homeworking and also allow for skills development for residents as supported by a CEP. The positive impact likely in terms of supporting the training of residents is likely to be particularly beneficial in terms of encouraging the re-location of high-quality jobs to the Garden Village.

6.69 Overall, a **cumulative significant positive effect** is expected in relation to SA objective 17: **economic growth**.

Appendix F

Evolution of policy options and Council decision making

This Appendix sets out options consulted upon for the Garden Village AAP and how these relate to the policy approaches included in the Preferred Options AAP and the draft policies in the Pre-Submission AAP. It also includes the Council's reasons for including the policies set out in these documents.

Table F.1: Audit trail table of evolution of preferred policy approaches in Preferred Options AAP and draft policies in the Pre-Submission AAP from consultation questions and reasonable alternatives included in the June 2018 Issues consultation paper

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
1	Garden Village Principles				
1a	Do you support/agree with the TCPA definition and key principles listed above?	Opinion-seeking question only.	N/A	N/A	N/A
1b	How relevant do you think these are to the Oxfordshire Cotswolds Garden Village?	Opinion-seeking question only.			
1c	Should any of these key principles be given particular priority in taking the Oxfordshire Cotswolds Garden Village forward?	Opinion-seeking question only.			
1d	Are there any other key principles not mentioned that should inform the development of the Oxfordshire Cotswolds Garden Village?	Opinion-seeking question only.			
2	Background context				
2a	Do you have any comments you wish to make on the background context for the garden village proposal including how and why the site was identified?	Opinion-seeking question only.	N/A	N/A	N/A

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
2b	Have we captured the key messages from the Eynsham Neighbourhood Plan regarding the garden village?	Opinion-seeking question only.			
3	Eynsham profile				
3a	Do you agree that the profile of the Eynsham area outlined above is accurate?	Opinion-seeking question only.	N/A	N/A	N/A
3b	Are there any particularly important characteristics relevant to the local area that we have not mentioned?	Opinion-seeking question only.			
3c	Are there other ways in which the AAP can take account of the issues highlighted?	Opinion-seeking question only.			
4	Site boundary				
4a	Do you consider that the site boundary shown below is appropriate and logical in following a combination of roads, water courses and public rights of way?	Appraisal of three potential spatial frameworks for the Garden Village	Building a strong, vibrant and sustainable community Policy approach 3 – Spatial Framework	Building a strong, vibrant and sustainable community Policy 31: Land uses and layout – the spatial framework	Preferred Options AAP: Following the initial AAP ‘issues paper’ consultation in 2018, ongoing technical evidence and analysis on various matters including landscape, heritage flooding, employment, and ecology coupled with community engagement, including a 3-day community design event held in May 2019, led to the development of three potential spatial framework options which were

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					<p>included in the Preferred Options AAP with views sought accordingly.</p> <p>Pre-Submission AAP:</p> <p>Policy 31 of the pre-submission draft AAP is supported by an illustrative spatial framework plan which is based on a combination of the three potential spatial framework options identified at the preferred option stage including a single village centre, supported by three separate neighbourhood centres. This is reflective of views received at the preferred options stage which highlighted the importance of the garden village having a strong centre and being characterised by 'compact walkability' like nearby Eynsham. It also reflects strong community support for development being set within an extensive network of green space with strong connections to the surrounding area including connections across the A40 and safe routes to schools.</p> <p>The framework plan is consistent with established TCPA garden village principles including the provision of jobs within close proximity of new homes, opportunities to grow food, enhancements to the natural environment, net biodiversity gain, climate</p>

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					resilience, walkable, vibrant neighbourhoods and integrated, accessible transport systems. It is also consistent with key aspects of the NPPF including the creation of vibrant centres, sustainable patterns of movement, promoting good health and environmental protection and enhancement including biodiversity net gain.
4b	Are there any particular parts of the site boundary that you think should be extended or reduced? If so why?	Opinion-seeking question only.	N/A	N/A	N/A
4c	Are there any other issues you wish to raise about the site boundary at this stage?	Opinion-seeking question only.			
5	Site description				
5a	Do you agree with the garden village site description outlined above?	Opinion-seeking question only.	N/A	N/A	N/A
5b	Are there any particularly important features or characteristics of the site or surrounding area that we have not mentioned?	Opinion-seeking question only.			
6	Site constraints				

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
6a	Do you agree with the site constraints we have highlighted above?	Opinion-seeking question only.	N/A	N/A	N/A
6b	Are there any particular issues we haven't mentioned that you think should be taken into account?	Opinion-seeking question only.			
7	Number of new homes				
7a	Do you agree that 2,200 new homes is a reasonable 'working assumption' for taking the AAP forward at this stage?	Appraise delivery of 2,200 new homes.	Meeting current and future housing needs Policy approach 16 – Housing delivery	Meeting current and future housing needs Policy 22: Housing Delivery	Preferred Options AAP: General consensus at the issues paper stage that the garden village site is capable of accommodating 2,200 homes balanced with concerns raised about the potential environmental and infrastructure impacts should this quantum be exceeded. The approach taken also reflects the importance of the AAP not being excessively prescriptive or inflexible regarding ahead of detailed planning considerations. The approach is consistent with Policy EW1 of the West Oxfordshire Local Plan 2031 as well as the NPPF which highlights the importance of meeting identified housing needs including unmet needs from neighbouring areas. Pre-Submission AAP: As per the commentary above in respect of

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					the preferred options AAP.
7b	If not, can you suggest what number of homes you do think is appropriate for a site of this size and why?	Opinion-seeking question only.	N/A	N/A	N/A
8	Dwelling size				
8a	Do you agree that the AAP should provide an indicative range of dwelling sizes (market and affordable) to avoid being overly prescriptive?	Option 1 = range of dwelling sizes Option 2 = specific requirement for certain dwelling sizes	Meeting current and future housing needs Policy approach 17 – Housing mix	Meeting current and future housing needs Policy 23: Housing Mix	Preferred Options AAP: Support expressed at the issues paper stage for providing a good, balanced mix of different housing types and tenures without being excessively rigid and inflexible. The specific housing mix 'ranges' put forward being based on evidence set out in the AAP Housing Strategy prepared by ICENI. The preferred option approach also picked up on the importance of 'genuine affordability' which was raised by a number of consultees at the issues paper stage. This is consistent with established TCPA garden village principles which emphasise the importance of mixed-tenure homes and housing types with an emphasis on genuine affordability. It is also consistent with Policy H4 of the West Oxfordshire Local Plan 2031 as well as the NPPF which emphasises the need to

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					provide a mix of different homes to meet the needs of a range of different groups. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
8b	Do you think we should be looking to focus on any particular size of property in particular? If so, why?	Opinion-seeking question only.	N/A	N/A	N/A
9	Dwelling types				
9a	Do you agree that the AAP should be flexible in seeking a good, overall balanced mix of dwelling types rather than setting a specific requirement for certain dwelling types?	Option 1 = mix of dwelling types Option 2 = specific requirement for certain dwelling types	Meeting current and future housing needs Policy approach 17 – Housing mix	Meeting current and future housing needs Policy 23: Housing Mix	Preferred Options AAP: Support expressed at the issues paper stage for providing a good, balanced mix of different housing types and tenures without being excessively rigid and inflexible. This is reflected in the AAP Housing Strategy prepared by ICENI which does not provide specific advice on the need for different dwelling types and limits its recommendations to size mix. The proposed approach is consistent with established TCPA garden village principles which emphasise the importance of mixed-tenure homes and housing types with an emphasis on genuine affordability.

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					<p>It is also consistent with Policy H4 of the West Oxfordshire Local Plan 2031 as well as the NPPF which emphasises the need to provide a mix of different homes to meet the needs of a range of different groups.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
9b	Do you have any other views on the type of new homes that should be built at the garden village?	Opinion-seeking question only.	N/A	N/A	N/A
10	Affordable housing				
10a	Do you agree that (subject to viability considerations) the Council should aim to secure 50% of the new homes at the garden village as 'affordable'?	<p>Option 1 = 50% of new homes should be affordable</p> <p>Option 2 = less than 50%</p> <p>Option 3 = more than 50%</p>	<p>Meeting current and future housing needs</p> <p>Policy approach 17 – Housing mix</p>	<p>Meeting current and future housing needs</p> <p>Policy 23: Housing Mix</p>	<p>Preferred Options AAP:</p> <p>Strong support was expressed at the issues paper stage for the provision of 50% affordable housing, in particular the importance of achieving 'genuine affordability' in line with garden village principles and providing a good, balanced mix of different opportunities.</p> <p>The 50% affordable housing requirement and proposed tenure and size mixes are supported by the conclusions of the AAP Housing Strategy prepared by ICENI.</p> <p>They are also consistent with Policies H3</p>
10b	Do you have a view on the type of affordable homes that should be provided? Should there be a particular focus or should there be a more balanced mix of different affordable housing types?	<p>Option 1 = mix of different affordable housing types</p> <p>Option 2 = specific requirement for certain affordable housing types</p>			

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					and H4 of the West Oxfordshire Local Plan 2031 as well as the NPPF which highlights the importance of addressing identified housing needs including affordable housing. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
10c	Are there any other comments you wish to make in relation to affordable housing provision?	Opinion-seeking question only.	N/A	N/A	N/A
11	Meeting specific housing needs				
11a	Do you support the requirement to provide 5% of housing for the purposes of custom/self-build housing?	Appraise provision of this requirement.	Meeting current and future housing needs Policy approach 18 – Build to Rent Policy approach 19 – Self/Custom Build Housing Policy approach 20 – Specialist housing needs	Meeting current and future housing needs Policy 24: Build to Rent Policy 25: Custom and Self-Build Housing Policy 26: Meeting Specialist Housing Needs	Preferred Options AAP: The proposed policy approach in respect of build to rent at the preferred options stage is reflective of the general consensus expressed at the issues paper stage that a good, balanced mix of housing opportunities should be provided at the garden village. It is reflective of the advice set out in the AAP Housing Strategy which identifies particular potential for a pilot build to rent scheme as part of the accommodation offer at the garden village. It is also consistent with the NPPF which highlights the potential role of build to rent in
11b	Do you support the requirement to provide 25% of new homes as accessible and adaptable properties which could also include 5% wheelchair adaptable homes?	Appraise provision of this requirement.			
11c	Do you think we should be looking to provide specialist accommodation for the elderly and/or those with a disability as part of the overall	Appraise potential for provision of specialist accommodation.			

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	housing mix at the garden village?				<p>meeting identified housing needs.</p> <p>In respect of custom and self-build housing, again, strong support expressed by respondents at the issues stage for the 5% requirement which is also supported by the recommendations of the AAP Housing Strategy.</p> <p>The approach is consistent with Policy H5 of the West Oxfordshire Local Plan 2031 and the NPPF which highlights the importance of meeting the needs of those who wish to commission or build their own homes.</p> <p>The approach to meeting specialist housing needs, in particular the requirement for accessible and adaptable homes, was well supported at the issues paper stage.</p> <p>The proposed approach of seeking all new homes to be built to accessible and adaptable standards is consistent with the recommendations of the AAP Housing Strategy. It is also consistent with the approach taken in the draft London Plan.</p> <p>The element of the policy approach that deals with specific specialist housing provision is consistent with Policy H4 of the West Oxfordshire Local Plan 2031 and the NPPF which seeks to ensure that the needs</p>

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					of a wide range of different groups are met. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP although in respect of specialist housing needs, Policy 26 has been purposefully expanded in response to consultee feedback to provide more general support for specialist accommodation not just for older people but for others that may have a specific need.
11d	How can the type of new homes provided best meet the needs of young people and households with children?	Opinion-seeking question only.	N/A	N/A	N/A
11e	Would you support in principle the idea of providing new student accommodation within the garden village?	Appraise potential for provision of student accommodation.	Meeting current and future housing needs Policy approach 20 – Specialist housing needs	Meeting current and future housing needs Policy 26: Meeting Specialist Housing Needs	Preferred Options AAP: The proposed policy approach is consistent with the NPPF which highlights the importance of meeting the housing needs of different groups including students and essential local workers including through the provision of affordable housing. It is also consistent with Policy H4 of the West Oxfordshire Local Plan 2031 which seeks to ensure a good, balanced mix of
11f	Should there be a particular emphasis on meeting the needs of essential local workers (i.e. those who provide frontline services in areas including health, education and community safety)? How can this best be achieved?	Appraise potential for provision of accommodation to meet needs of essential workers.			

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
11g	Do you think the garden village is a good opportunity to address the needs of the travelling community? How could this best be achieved through the AAP?	Appraise potential for provision of accommodation for travelling community.			<p>property types and sizes.</p> <p>It also aligns with the AAP Housing Strategy which identifies the potential for education and employment linked accommodation as part of the overall housing 'offer' at the garden village.</p> <p>The proposed policy approach does not explicitly address the issue of providing accommodation for the travelling community as no specific recommendations were made in this regard in the AAP housing strategy and very little feedback from consultees at the issues stage. Policy H7 of the West Oxfordshire Local Plan requires that the scope for such provision is considered as part of all strategic development sites including the garden village.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
12	Residential space standards				
12a	Do you support the idea of introducing 'minimum space standards' for new dwellings at the garden village?	Opinion-seeking question only.	N/A	N/A	N/A

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
12b	If such standards were to be introduced through the AAP, should these be the Government's nationally described space standard or something set more locally?	Option 1 = introduce Government's nationally described minimum space standards for new dwellings Option 2 = introduce a locally set minimum space standard	Neither option taken forward in light of the Council's Housing Strategy advice ⁴⁹ .	Neither option taken forward in light of the Council's Housing Strategy advice.	Preferred Options AAP: Neither option taken forward in light of the Council's Housing Strategy advice. Pre-Submission AAP: Neither option taken forward in light of the Council's Housing Strategy advice.
12c	Alternatively, do you think this issue should be left to the developer to determine through any subsequent planning application/s for the garden village site?	Opinion-seeking question only.	N/A	N/A	N/A
13	Housing delivery				
13a	Do you agree with the principle of the AAP encouraging a large number of different developers including small and medium-sized builders to potentially increase competition, innovation and speed of housing delivery?	Option 1 = encourage a large number of different developers to deliver houses, including small and medium-sized builders Option 2 = encourage a small number of larger developers to deliver houses	Meeting current and future housing needs Policy approach 16 – Housing Delivery	Meeting current and future housing needs Policy 22: Housing Delivery	Preferred Options AAP: Good support expressed at the issues paper stage for the concept of opening up the garden village to a range of housebuilders to ensure diversity and assist delivery. Also strong support for the use of modern methods of construction. Opening up the site to a more diverse range of developers also has the potential to contribute towards the garden village principles which seek to achieve beautifully and imaginatively
13b	Do you support the concept of 'off-site' construction to help increase the speed and efficiency of new housing	Option 1 = encourage off-site construction			

⁴⁹ ICENI (July 2019) *Oxfordshire Cotswolds Garden Village and West Eynsham SDA: Housing Strategy Advice*

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	delivery at the garden village?	Option 2 = do not encourage off-site construction (therefore all construction would take place within the garden village boundary)			<p>designed new homes. Seeking to accelerate the delivery of new homes is also consistent with the NPPF objective of delivering a sufficient supply of new homes and will also help to ensure the District Council achieves its anticipated housing trajectory and 5-year housing land supply. The use of modern methods of construction also has the potential to contribute towards the Council's aims of net zero carbon for the garden village.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Policy 22 has however been purposefully expanded to include reference to the need for new homes to be of an exemplary standard of design. This is in response to consultee feedback and is consistent with garden village principles which refer to the provision of beautifully and imaginatively designed new homes.</p>
13c	Are there any other measures we could seek to introduce through the AAP to help increase the rate of housing delivery?	Opinion-seeking question only.	N/A	N/A	N/A

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
14	New business land and other commercial opportunities				
14a	Do you support the idea of creating a new, high quality 'campus-style' science park as part of the proposed garden village?	Option 1 = create a new campus-style science park			<p>Preferred Options AAP:</p> <p>The science/technology park concept is supported in principle by the Oxfordshire Local Enterprise Partnership (OxLEP) and the Oxfordshire Local Industrial Strategy (LIS). It is seen as a key potential asset within the overall Oxfordshire 'innovation ecosystem'. The creation of significant new employment floorspace is also consistent with garden village principles which seek to ensure a wide range of local jobs within easy commuting distance of homes. It is further supported by Policy E1 of the West Oxfordshire Local Plan 2031 and the NPPF which emphasises the importance of a strong and competitive economy.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Policy 18 has however been expanded to include specific reference to a potential floorspace figure of 80,000 sq.m picking up on the issue of 'critical mass' highlighted in Policy approach 21 at the preferred option stage but with a view to providing greater certainty about the</p>
14b	Alternatively, would you support a more 'dispersed' approach whereby a number of smaller parcels of business land would be provided across the garden village site, closely integrated with new homes and other supporting uses?	Option 2 = have a more dispersed approach whereby a number of smaller parcels of business land would be provided across the garden village site	<p>Enterprise, innovation and productivity</p> <p>Policy approach 21 – New Business Space</p>	<p>Enterprise, innovation and productivity</p> <p>Policy 18: Salt Cross Science and Technology Park</p>	

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					anticipated quantum of provision.
14c	Are there other ways we should be looking to create new business investment opportunities through the garden village proposals?	Opinion-seeking question only.	N/A	N/A	N/A
14d	Do you support the idea of providing mixed-use 'hubs' or 'clusters' of different uses including commercial (shops, cafes etc.) combined with community, health and education uses to promote vibrancy, social interaction and efficient use of land?	Option 3 = provide mixed-use 'hubs' or 'clusters' of different uses including commercial (shops, cafes etc.) combined with community, health and education uses.	Enterprise, innovation and productivity Policy approach 22 – Small-Scale Commercial Opportunities and Flexible Business Space	Enterprise, innovation and productivity Policy 22: Small-scale commercial opportunities and flexible business space	Preferred Options AAP: Good support expressed at the issues stage for the provision of mixed-use opportunities and 'clusters' across the garden village site to encourage activity and vibrancy including a strong village centre or 'heart'. The approach is consistent with garden village principles which seek to ensure a wide range of local jobs close to homes and vibrant, social neighbourhoods. It is also consistent with the NPPF which emphasises the importance of promoting social interaction including through mixed-use developments and strong neighbourhood centres. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
15	Job creation, skills and training				

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
15a	Do you support the idea of developing a Community Employment Plan (CEP) to ensure local people are able to gain additional skills and employment as a result of the garden village (both during construction and in the longer-term)?	Appraise potential for developing a CEP.	Enterprise, innovation and productivity Policy approach 24 – Employment, skills and training	Enterprise, innovation and productivity Policy 21: Employment, skills and training	Preferred Options AAP: Good support expressed at the issues stage for the development of skills and training opportunities through a community employment plan. The approach is strongly supported by OxLEP with the OxLEP Skills Team being involved in a number of initiatives to support the development of skills across Oxfordshire. It is also consistent with the Eynsham Neighbourhood Plan which highlights an intention to provide apprenticeships or other training opportunities as well as the TCPA garden village principles which emphasise the importance of community engagement and the creation of job opportunities close to homes. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
15b	Do you agree that there should be a strong emphasis on home-working at the garden village including superfast/ultrafast broadband and the use of flexible live work space? Are there other ways the AAP can	Appraise potential for emphasis on home-working including superfast/ultrafast broadband and the use of flexible livework space.	Enterprise, innovation and productivity Policy approach 23 – Homeworking/tele-commuting	Enterprise, innovation and productivity Policy 20: Homeworking	Preferred Options AAP: Good support expressed at the issues stage for the introduction of measures to promote high levels of home working in the interest of reducing out-commuting and reducing congestion on the A40. The proposed

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	promote more home-working?				<p>approach is consistent with Policy T1 of the West Oxfordshire Local Plan which seeks to reduce the need to travel, particularly by car and the NPPF which emphasises the importance of planning for high quality communications including digital infrastructure and capitalising on changing technology as well as limiting the need to travel.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Policy 20 has however been expanded to include reference to the use of other appropriate technologies to enable and promote the concept of smart-living. This is in recognition of, and to help achieve the objectives of the Oxfordshire County Council innovation team who are actively promoting the concept of the 'smart county' for Oxfordshire.</p>
15c	Can you think of any other ways that the AAP can maximise job creation, skills and training opportunities as a result of the garden village?	Opinion-seeking question only.	N/A	N/A	N/A
16	Reducing the need to travel				
16a	Are there other ways in which the	Opinion-seeking question only.	N/A	N/A	N/A

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	AAP could help reduce the overall need to travel?				
17	Reducing dependency on the private car				
17a	Should the AAP include within it a specific car parking strategy addressing issues such as parking management, restrictions and standards?	Option 1 = include a specific car parking strategy.	Transport, movement and connectivity Policy approach 26 – Reducing Dependency on the Private Car	Movement and connectivity Policy 14: Active and Healthy Travel Policy 16: Reducing the Overall Need to Travel including by Car	Preferred Options AAP: Strong support expressed at the issues stage for reducing car dependency through various measures including the use of a car club and appropriately stringent car parking standards. The approach is consistent with garden village principles which seek to ensure that walking, cycling and public transport are seen as the most attractive forms of transport and the NPPF which emphasises that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. It is also consistent with Policy T1 of the West Oxfordshire Local Plan and Policy ENP9 of the Eynsham Neighbourhood Plan as well as the overall objectives of the Oxfordshire Local Transport Plan (LTP4). Pre-Submission AAP: As per the commentary above in respect of
17b	Do you think that the garden village should be based on more robust car (and cycle) parking standards than standard residential development to help promote a stronger degree of 'modal shift' away from the use of the private car?	Option 2 = introduce more robust car (and cycle) parking standards to promote modal shift.			
17c	Do you support the idea of establishing a 'car-club' at the garden village to allow people who do not want to own a car (or a second car) to access one whenever they need to?	Option 3 = establish a 'car-club'.			

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					the preferred options AAP.
17d	Are there any other measures which could be introduced through the AAP to help to reduce dependency on the private car?	Opinion-seeking question only.	N/A	N/A	N/A
18	Active travel				
18a	Do you agree that the garden village should be based on the concept of well connected, 'walkable' neighbourhoods?	Appraise concept of well connected, 'walkable' neighbourhoods.	<p>Transport, movement and connectivity</p> <p>Policy approach 25 – Reducing the overall need to travel</p> <p>Policy approach 27 – Active and Healthy travel</p> <p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 3 – Spatial Framework</p>	<p>Movement and connectivity</p> <p>Policy 13: Movement and Connectivity Key Design Principles</p> <p>Policy 14: Active and Healthy Travel</p> <p>Building a strong, vibrant and sustainable community</p> <p>Policy 28: Land Uses and Layout – The Spatial Framework</p>	<p>Preferred Options AAP:</p> <p>Strong support expressed at the issues stage for the introduction of appropriate measures to reduce the overall need to travel including the provision of mixed-use development alongside the promotion of active and healthy travel including walking, cycling and riding with particular support for the concept of 'compact walkability' which is mirrored in the existing form of nearby Eynsham and highlighted as a key component of the Eynsham Neighbourhood Plan.</p> <p>The approach is also consistent with Policies T1 and T3 of the West Oxfordshire Local Plan 2031 and the NPPF which seeks to maximise sustainable transport solutions. It is also consistent with garden village principles which seek to ensure that walking, cycling and public transport are seen as the</p>

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					most attractive forms of transport. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
18b	In considering the opportunities to improve or extend existing public rights of way in and around the site, are there any specific routes that should be given priority (e.g. connections to surrounding villages, into Eynsham, along the A40)?	Opinion-seeking question only.	N/A	N/A	N/A
18c	Do you have any specific ideas for new routes that should be provided to promote active travel? Do you support the idea of a new pedestrian/cycle link to Hanborough Station along Lower Road?	Appraise potential for new pedestrian/cycle link to Hanborough Station along Lower Road.	Transport, movement and connectivity Policy approach 27 – Active and Healthy travel Policy approach 28 – Public Transport Policy approach 29 – Making Effective Use of the Transport Network	Movement and connectivity Policy 14: Active and Healthy Travel Policy 15: Public Transport Policy 17: Road Connectivity and Access	Preferred Options AAP: Strong support expressed at the issues stage for promoting and enabling active travel with particular support for the concept of a segregated pedestrian and cycle route to Hanborough Station along Lower Road. The approach is consistent with Policies T1 and T3 of the West Oxfordshire Local Plan 2031 and the NPPF which seeks to maximise sustainable transport solutions. It is also consistent with garden village principles which seek to ensure that walking, cycling and public transport are seen as the most attractive forms of transport.

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					It is also consistent with Policy ENP7 of the Eynsham Neighbourhood Plan. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
18d	In terms of connections across the A40 are there particular points that should be prioritised for new or improved crossing points? Do you have a view on the type of crossing that should be provided (e.g. bridge, underpass, surface-level)?	Opinion-seeking question only.	N/A	N/A	N/A
18e	Are there any other factors we have not mentioned that the AAP should focus on to promote more 'active travel'?	Opinion-seeking question only.	N/A	N/A	N/A
19	Public transport (bus and rail)				
19a	Do you have any thoughts on the proposed park and ride site west of Cuckoo Lane acting as a comprehensive 'transport hub' supported by a range of complementary uses such as 'click and collect'?	Appraise option of proposed park and ride site west of Cuckoo Lane acting as a comprehensive 'transport hub'.	Transport, movement and connectivity Policy approach 28 – Public transport	Movement and connectivity Policy 15: Public Transport	Preferred Options AAP: The proposed park and ride forms a key part of Oxfordshire County Council's proposed improvements to the A40 with funding secured under the Local Growth Fund. Good support expressed at the issues stage for enabling high use of public transport to

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					<p>reduce unnecessary journeys by car.</p> <p>The approach is consistent with Policy T1 of the West Oxfordshire Local Plan 2031 and Policy ENP7 of the Eynsham Neighbourhood Plan.</p> <p>It is also consistent with the NPPF which seeks to maximise sustainable transport solutions as well as garden village principles which seek to ensure that walking, cycling and public transport are seen as the most attractive forms of transport.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
19b	What new bus services if any do you think should be facilitated by the AAP/garden village?	Opinion-seeking question only.	N/A	N/A	N/A
19c	How can the AAP help to improve the attractiveness of existing bus services?	Opinion-seeking question only.			
19d	Apart from the potential provision of a new pedestrian/cycle link to Hanborough Station along Lower Road, are there any other ways in which greater use of Hanborough	Opinion-seeking question only.			

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	Station could be encouraged?				
19e	Are there any other factors we have not mentioned that the AAP should focus on to promote increased use of public transport?	Opinion-seeking question only.			
20	Making more use of technology				
20a	Do you agree that the AAP should explore the use of new technology to assist with 'smart travel'?	Appraise use of new technology to assist with 'smart travel'.	Transport, movement and connectivity Policy approach 30 – Changing transport trends and technologies	Movement and connectivity Policy 14: Active and Healthy Travel Policy 15: Reducing the Overall Need to Travel including by Car Policy 17: Road Connectivity and Access	Preferred Options AAP: This approach is consistent with the approach being advocated by Oxfordshire County Council in respect of the concept of the 'smart county' in Oxfordshire, utilising current and emerging technologies to achieve maximum benefits including in respect of travel patterns. It is also consistent with the NPPF which seeks to ensure that opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
20b	Do you have any specific suggestions as to how new technologies could be	Opinion-seeking question only.	N/A	N/A	N/A

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	usefully employed?				
21	Sustainable deliveries and travel planning				
21a	In terms of reducing the need to travel, do you agree that the AAP should emphasise the use of sustainable deliveries (e.g. use of parcel drop-boxes, delivery and servicing plans (DSPs) etc.)?	Option 1 = use of sustainable deliveries.	Transport, movement and connectivity Policy approach 29 – Making Effective Use of the Transport Network	Movement and connectivity Policy 17: Road Connectivity and Access	<p>Preferred Options AAP:</p> <p>Good support expressed at the issues stage for utilising various measures such as this to reduce unnecessary travel and congestion and to reduce the impact of traffic during the construction phase.</p> <p>The approach is consistent with Policy T1 of the West Oxfordshire Local Plan and Policy ENP7 of the Eynsham Neighbourhood Plan.</p> <p>It is further supported by the NPPF which seeks to ensure that the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
21b	Do you support the use of robust travel planning including the potential use of construction logistics plans (CLPs)?	Option 2 = use of robust travel planning including the potential use of construction logistics plans (CLPs).			
22	Highway improvements				
22a	Do you support in principle the provision of two new roundabouts on	Appraise potential for new	Transport, movement and	Movement and connectivity	Preferred Options AAP:

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	the A40? What, if any concerns would you have about this?	roundabouts on A40).	<p>connectivity</p> <p>Policy approach 29 – Making Effective Use of the Transport Network</p> <p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 5 – Provision of supporting infrastructure</p>	<p>Policy 17: Road Connectivity and Access</p> <p>Building a strong, vibrant and sustainable community</p> <p>Policy 30: Provision of supporting infrastructure</p>	<p>Notwithstanding the overall objective to reduce the need to travel including by car, there is a recognition that development of the garden village will have an impact on the highway network and that it will be essential to make the most efficient use of the transport network including improvements and new infrastructure where appropriate.</p> <p>The approach taken is consistent with Policy T2 of the West Oxfordshire Local Plan along with the overall objectives of Oxfordshire County Council in progressing short and longer-term improvements to the A40.</p> <p>It is also consistent with the NPPF which seeks to ensure that opportunities from existing or proposed transport infrastructure are realised.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
22b	Should each roundabout facilitate access to both the garden village and the West Eynsham SDA?	Opinion-seeking question only.	N/A	N/A	N/A
22c	Do you agree with the draft Eynsham Neighbourhood Plan that	Appraise potential for rationalisation of existing junctions (for example the	Transport, movement and	Movement and connectivity	Preferred Options AAP:

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	consideration should be given to the rationalisation of existing junctions (for example the junction of Cuckoo Lane onto the A40)?	junction of Cuckoo Lane onto the A40).	connectivity Policy approach 29 – Making Effective Use of the Transport Network	Policy 17: Road Connectivity and Access Building a strong, vibrant and sustainable community	<p>Notwithstanding the overall objective to reduce the need to travel including by car, there is a recognition that development of the garden village will have an impact on the highway network and that it is will be essential to make the most efficient use of the transport network including improvements and new infrastructure where appropriate.</p> <p>The approach taken is consistent with Policy T2 of the West Oxfordshire Local Plan along with the overall objectives of Oxfordshire County Council in progressing short and longer-term improvements to the A40.</p> <p>It is also consistent with the NPPF which seeks to ensure that opportunities from existing or proposed transport infrastructure are realised.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
22d	Do you agree with the draft Eynsham Neighbourhood Plan that improvements should be made to the existing roundabout at the junction of Lower Road and the A40?	Appraise potential for improvements to be made to the existing roundabout at the junction of Lower Road and the A40.	Building a strong, vibrant and sustainable community Policy approach 5 – Provision of supporting infrastructure	Policy 30: Provision of supporting infrastructure	
22e	Do you support 'in principle' the provision of a connecting 'spine' road running through the garden village from Cuckoo Lane to Lower Road?	Appraise the potential for spine road through the garden village from Cuckoo Lane to Lower Road.			
23	Biodiversity				
23a	Should the AAP provide specific guidance on biodiversity?	Opinion-seeking question only.	N/A	N/A	N/A
23b	If so, what level of guidance should	Option 1 = include national and local	Protecting and enhancing	Protecting and enhancing	Preferred Options AAP:

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
	be included – strategic considerations or design opportunities, applying national and local guidance to the garden village?	guidance on biodiversity Option 2 = include biodiversity guidance for strategic considerations or design opportunities.	environmental assets Policy approach 12 – Achieving 25% net biodiversity gain Policy approach 13 – Water Environment Policy approach 14 – Environmental assets	environmental assets Policy 9: Biodiversity Net Gain Policy 10: Water environment Policy 11: Environmental assets	Strong support expressed at the issues stage for adopting a robust approach in respect of biodiversity including the need to achieve a net gain. The approach is consistent with garden village principles which emphasise the need for development that enhances the natural environment, providing a comprehensive green infrastructure network and net biodiversity gains. It is further supported by Policy EH3 of the West Oxfordshire Local Plan 2031 and Policy ENP4(a) of the Eynsham Neighbourhood Plan. Seeking a net gain in biodiversity is also a core aspect of the NPPF with planning policies and decisions being required to minimise impacts on, and provide net gains for, biodiversity.
23c	Do you think the AAP should require a measurable net gain in biodiversity, making use of a national, local or site-specific metric?	Option 3 = require a measurable net gain in biodiversity, making use of a national, local or site-specific metric.			Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP. Policy 9 has been drafted such that there is a clear acknowledgement that 25% net gain in biodiversity may not be able to be achieved on site and that an appropriate contribution towards off-site enhancements would be

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					secured.
23d	Are there any other issues regarding biodiversity which should be addressed through the AAP?	Opinion-seeking question only.	N/A	N/A	N/A
24	Green infrastructure				
24a	Do you agree that the AAP should include guidance on green infrastructure and, if so, what should be the form of this guidance – broad strategy and principles only, with the detail coming as part of the outline planning application, or more detailed masterplan at this stage and the use of standards?	<p>Option 1 = include GI guidance - broad strategy and principles only</p> <p>Option 2 = include GI guidance within the detailed masterplan, including use of standards.</p>	<p>Healthy place shaping</p> <p>Policy approach 10 - Green Infrastructure</p>	<p>Healthy place shaping</p> <p>Policy 7: Green Infrastructure</p>	<p>Preferred Options AAP:</p> <p>Strong support expressed at the issues stage for the provision of an extensive network of multi-functional green and blue infrastructure as a key aspect of the development of the garden village including the potential use of building with nature in terms of formal 'accreditation'.</p>
24b	Do you think the AAP should stipulate a requirement to achieve a recognised benchmark, such as Building with Nature?	Option 3 = requirement to achieve a recognised benchmark, such as Building with Nature.	<p>Protecting and enhancing environmental assets</p> <p>Policy approach 13 – Water environment</p>	<p>Protecting and enhancing environmental assets</p> <p>Policy 10 - Water environment</p>	<p>The provision of an extensive green infrastructure network is consistent with garden village principles, the NPPF, Policy EH4 of the West Oxfordshire Local Plan and Policies ENP2 and ENP4 of the Eynsham Neighbourhood Plan.</p> <p>The proposed approach seeks to recognise the importance of this issue without being overly prescriptive, requiring the provision of a comprehensive strategy rather than stipulating specific standards or requirements, with the exception of the requirement to achieve building with nature</p>

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					<p>full award – excellent.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Policy 7 has however been augmented to include a more explicit quantitative element as well as reference to accessibility and quality standards. This approach has been adopted to ensure the policy is robust and to provide greater certainty for stakeholders in terms of the quantum, quality and nature of green and blue infrastructure which is expected to come forward at the garden village.</p>
24c	Are there any other issues which you think are important regarding green infrastructure and should be addressed through the AAP?	Opinion-seeking question only.	N/A	N/A	N/A
25	Design				
25a	Do you agree that the AAP should require a site-wide 'design code' as part of any planning application and/or key 'design principles' within the AAP itself to help guide the future design of buildings, spaces and places within the garden village?	<p>Option 1 = require a site-wide design code as part of any planning application.</p> <p>Option 2 = include key 'design principles' within the AAP itself to help guide the future design of buildings, spaces and places within</p>	<p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 1 – Key Development Principles</p> <p>Policy approach 4 – High Quality Design</p>	<p>Building a strong, vibrant and sustainable community</p> <p>Policy 27: Key development principles</p> <p>Policy 29: Design requirements</p>	<p>Preferred Options AAP:</p> <p>Good support expressed at the issues stage for ensuring high quality and innovative design through the AAP.</p> <p>This is consistent with garden village principles which emphasise the importance of beautifully and imaginatively designed</p>

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	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
		the garden village.			<p>homes as well as Policy OS4 of the West Oxfordshire Local Plan 2031, Policy ENP2 of the Eynsham Neighbourhood Plan, the NPPF and associated National Design Guide.</p> <p>The proposed policy approach adopts a relatively general stance requiring development to demonstrate a high quality and innovative approach to design, subject to design review and supported as appropriate by a design code.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p> <p>Policy 29 has however been augmented to adopt a more prescriptive approach, setting out a series of key design principles which are intended to underpin all levels of design thinking and processes.</p> <p>This is reflective of stakeholder feedback received during and since the preferred option stage. The policy maintains the requirement for proposals to be subject to independent design review and clarifies the anticipated approach in respect of design code work at a site-wide and area/phase specific level.</p>

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25b	If the AAP were to include a set of key design principles, are there any particularly important design issues you think it should focus on?	Opinion-seeking question only.	N/A	N/A	N/A
25c	Do you think the AAP should stipulate a requirement to achieve some sort of recognised design standard/accreditation such as Building for Life (BfL12)?	Option 3 = requirement to achieve some sort of recognised design standard/accreditation such as Building for Life (BfL12).	<p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 1 – Key Development Principles</p> <p>Policy approach 4 – High Quality Design</p>	<p>Building a strong, vibrant and sustainable community</p> <p>Policy 27: Key development principles</p> <p>Policy 29: Design requirements</p>	<p>Preferred Options AAP:</p> <p>Good support expressed at the issues stage for ensuring high quality and innovative design through the AAP.</p> <p>This is consistent with garden village principles which emphasise the importance of beautifully and imaginatively designed homes as well as Policy OS4 of the West Oxfordshire Local Plan 2031, Policy ENP2 of the Eynsham Neighbourhood Plan, the NPPF and associated National Design Guide.</p> <p>The proposed policy approach adopts a relatively general stance requiring development to demonstrate a high quality and innovative approach to design, subject to design review and supported as appropriate by a design code.</p> <p>It does not include specific reference to Building for Life however since the preferred option stage, the Eynsham Neighbourhood Plan has been formally adopted requiring</p>

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					residential proposals to comply with building for life standards (see below). Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP. Policy 29 has however been augmented to include specific reference to building for life (now referred to as building for a healthy life) to ensure good place making and consistency with the Eynsham Neighbourhood Plan.
25d	Are there any other issues which you think are important regarding design and should therefore be addressed through the AAP?	Opinion-seeking question only.	N/A	N/A	N/A
26	Sustainable design and construction, renewable and decentralised energy				
26a	Do you support the initial proposed measures to achieve sustainable design and construction (i.e. application of optional building regulations on water efficiency and access)? Are there other measures we should be seeking to include in the AAP?	Appraise potential to achieve sustainable design and construction (through application of optional building regulations on water efficiency and access).	Climate change and resilience Policy approach 31 – Flexibility, durability and adaptability Policy approach 32 – Sustainable construction Policy approach 33 – Decentralised, renewable and low carbon energy	Climate action Policy 1: Climate resilience and adaptation Policy 2: Net-zero carbon development Policy 3: Towards 'zero-waste' through the circular economy	Preferred Options AAP: Strong support expressed at the issues stage for the use of sustainable construction and renewable/low carbon energy as well as reducing the impact of waste both during construction and the operational life of the development. The proposed approach is consistent with Policies OS3 and EH6 of the West
26b	Do you agree that any application for the garden village site should be	Appraise requirement for any application for the garden village site	Policy approach 34 – Towards zero		

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	supported by an Energy and Sustainability statement or similar to explore fully the opportunities for renewable and decentralised energy?	to be supported by an Energy and Sustainability statement or similar to explore fully the opportunities for renewable and decentralised energy.	waste		Oxfordshire Local Plan 2031 and Policy ENP5 of the Eynsham Neighbourhood Plan as well as the Oxfordshire Energy Plan. It is also consistent with the NPPF which emphasises the importance of the planning system supporting the transition to a low carbon future in a changing climate.
26c	Do you support the idea of utilising solar energy at the garden village?	Appraise potential for use of solar energy.			Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP. The policy approaches adopted at the preferred options stage have however been augmented and combined with Policy 2 being supported by additional evidence on zero carbon prepared by Elementa in support of the AAP. Policy 3 is supported by a topic paper on the use of underground refuse systems prepared by WODC again since the preferred options stage was held. Policy 1 places a strong emphasis on the importance of natural capital in response to feedback at the preferred option stage.
26d	Do you have any other early thoughts as to how the garden village could incorporate renewable or decentralised energy?	Opinion-seeking question only.	N/A	N/A	N/A

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27	Heritage and culture				
27a	Do you agree that the garden village should draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets?	Appraise potential to draw on opportunities to better understand the past and reveal the significance of heritage and cultural assets	<p>Protecting and enhancing environmental assets</p> <p>Policy approach 15 – Heritage assets</p>	<p>Protecting and enhancing environmental assets</p> <p>Policy 12: Conserving and enhancing the historic environment of Salt Cross</p>	<p>Preferred Options AAP:</p> <p>Strong support received at the issues stage not only in respect of protecting heritage assets but also ensuring that they are utilised for maximum benefit including education, leisure and cultural purposes.</p> <p>This approach is consistent with garden village principles which emphasise the importance of strong cultural facilities as well as the NPPF which states that plans should set out a positive strategy for the conservation and enjoyment of the historic environment.</p> <p>It is supported by the LUC historic environment assessment undertaken in support of the AAP which identifies a number of potential positive opportunities that could be introduced at the garden village.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Policy 12 has however been augmented to more explicitly identify a number of specific considerations drawing on relevant evidence and analysis</p>

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					including the LUC historic environment assessment and stakeholder feedback at the preferred option stage.
27b	What do you think should be the main heritage/cultural priorities in taking the development forward?	Opinion-seeking question only.	N/A	N/A	N/A
28	Food production and consumption				
28a	Do you agree that the garden village should make provision for people to grow their own food such as allotments and community gardens?	Appraise the potential provision of allotments and community gardens.	Healthy place shaping Policy approach 7 – Adopting healthy place shaping principles Policy approach 11 – Enabling healthy food choices	Healthy place shaping Policy 4: Adopting healthy place shaping principles Policy 8: Enabling healthy local food choices	Preferred Options AAP: Good support expressed at the issues stage for the provision of opportunities for people to be able to grow and consume food locally as part of the development of the garden village including for example through allotments, community gardens/orchards and edible streets and spaces. This is consistent with a strong movement on production and consumption of local food in the Eynsham area. It is also consistent with garden village principles which emphasise the importance of providing opportunities for growing food locally. The Eynsham Neighbourhood Plan highlights the benefits of locally sourced food and a need for increased allotment provision in the Eynsham area to meet
28b	Do you support the concept of 'edible streets' with fruit, vegetables, herbs and spices grown in public spaces and available for all?	Appraise the potential provision of edible streets.			

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					<p>demand.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
28b	Can you think of any other ways in which the garden village could actively encourage the production of food locally?	Opinion-seeking question only.	N/A	N/A	N/A
28d	Do you think the AAP should be seeking to influence food choices and opportunities within the garden village (e.g. avoiding hot food takeaways close to schools)?	Appraise the potential to influence food choices and opportunities within the garden village	<p>Healthy place shaping</p> <p>Policy approach 7 – Adopting healthy place shaping principles</p> <p>Policy approach 11 – Enabling healthy food choices</p>	<p>Healthy place shaping</p> <p>Policy 4: Adopting healthy place shaping principles</p> <p>Policy 8: Enabling healthy local food choices</p>	<p>Preferred Options AAP:</p> <p>Strong support expressed at the issues stage for promoting healthy food choices although with some concerns about the potential impact of such a policy on market forces and consumer choice. The proposed policy approach seeks to ensure that although hot food takeaways should be able to come forward as part of any neighbourhood centre, they should not be located near any of the proposed schools to ensure healthy food choices are embedded into younger age groups from an early stage.</p> <p>This is supported by data which suggests evidence of above county average rates of obesity in reception age children in the</p>

	Consultation Questions from AAP Issues Paper (June 2018)	Reasonable alternative?	Policy approach taken forward in Preferred Options AAP	Draft policy taken forward in the Pre-Submission AAP	Reasons for following the approach in the Preferred Options AAP and Draft Local Plan and Pre-Submission AAP
					<p>Eynsham area.</p> <p>It is consistent with garden village principles which seek to ensure healthy communities as well as the NPPF which emphasises the importance of planning enabling and supporting healthy lifestyles including access to healthier food.</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP.</p>
29	Education, healthcare and community infrastructure				
29a	Do you have any initial thoughts on the potential provision of two new primary schools (each up to 2 forms of entry) within the garden village site? Do you think this would be preferable to a single, larger primary school site?	<p>Option 1 = provision of two new primary schools.</p> <p>Option 2 = provision of a single, larger primary school site.</p>	<p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 2 – Quantum and mix of uses</p> <p>Policy approach 3 – Spatial framework</p>	<p>Building a strong, vibrant and sustainable community</p> <p>Policy 28: Land uses and layout – the spatial framework</p> <p>Policy 30: Provision of supporting infrastructure</p>	<p>Preferred Options AAP:</p> <p>Strong views expressed at the issues paper stage that new development at the garden village must be supported by appropriate investment in new and enhanced infrastructure including education.</p>
29b	In terms of secondary provision, would you support the provision of a second site for Bartholomew School within the garden village to free up additional capacity at the main school site in Eynsham? If not, why not?	<p>Option 1 = secondary facility for Bartholomew School at West Eynsham.</p> <p>Option 2 = secondary facility for Bartholomew School at garden village.</p>	<p>Policy approach 5 – Provision of supporting infrastructure</p> <p>Enterprise, innovation and productivity</p> <p>Policy approach 24 – Employment, skills and training</p>	<p>Enterprise, innovation and productivity</p> <p>Policy 21: Employment, skills and training</p>	<p>This is consistent with Policy OS5 of the Local Plan and Policies ENP3 and ENP3(C) of the Eynsham Neighbourhood Plan.</p> <p>It is also supported by the NPPF which emphasises the importance of identifying and coordinating the provision of infrastructure.</p>

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					<p>At the preferred option stage, as discussions were ongoing about the most appropriate education solutions, Policies 21, 28 and 30 adopted a relatively general approach and did not specify in detail the anticipated arrangements. This has been addressed in the pre-submission draft AAP (see below).</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Since that stage, discussions have continued and the AAP is supported by an updated Infrastructure Delivery Plan with the expectation that for primary school provision, a 3.01 ha site capable of accommodating either a 3 form-entry primary school or a 2 form-entry primary school will be provided together with 4.88 ha site for the proposed expansion of Bartholomew School. This is reflected in Appendix 5 and Policies 28 and 30 of the submission draft AAP.</p>
29c	Do you have any other suggestions as to how additional pupil places at primary and secondary school levels could be provided?	Opinion-seeking question only.	N/A	N/A	N/A
29d	Would you support in principle the provision of a new healthcare facility	Appraise potential provision of a new	Building a strong, vibrant and	Building a strong, vibrant and	Preferred Options AAP:

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	within the garden village? If not, why not?	healthcare facility.	<p>sustainable community</p> <p>Policy approach 2 – Quantum and mix of uses</p> <p>Policy approach 3 – Spatial framework</p> <p>Policy approach 5 – Provision of supporting infrastructure</p>	<p>sustainable community</p> <p>Policy 28: Land uses and layout – the spatial framework</p> <p>Policy 30: Provision of supporting infrastructure</p>	<p>Mixed responses received at the issues stage with some respondents favouring a new facility within the garden village and others favouring retention and expansion of the existing surgery in Eynsham. No clear indication of intent from the existing surgery either.</p> <p>For this reason, the preferred options paper adopted a high-level stance requiring in general terms the provision of an appropriate package of supporting infrastructure through policy approach 5.</p> <p>Pre-Submission AAP:</p> <p>The submission draft AAP is supported by an updated Eynsham Area Infrastructure Delivery Plan which confirms that development of the garden village will generate a floorspace requirement for primary health care of 475 sq.m.</p> <p>At this point, no firm decisions have been made about how this increased capacity requirement should be met and for this reason, Policy 28 seeks to ensure that land is reserved for general medical use as part of an appropriate mix and quantum of community uses as part of the village centre and neighbourhood centres.</p>

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29e	What other forms of community / social infrastructure should the garden village be looking to provide or contribute towards?	Opinion-seeking question only.	N/A	N/A	N/A
30	Social interaction and early delivery of health infrastructure				
30a	Do you agree that the AAP should be encouraging the provision of shared buildings, spaces and facilities to promote social interaction between different age groups and engender community spirit?	Appraise potential provision of shared buildings, spaces and facilities.	<p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 2 – Quantum and mix of uses</p> <p>Policy approach 3 – Spatial framework</p>	<p>Building a strong, vibrant and sustainable community</p> <p>Policy 28: Land uses and layout – the spatial framework</p>	<p>Preferred Options AAP:</p> <p>Very strong support expressed at the issues stage in respect of healthy place making including social interaction, engagement and inclusivity as well as support for creating a safe and welcoming environment.</p>
30d	Do you think it is a good idea to appoint a community development worker or similar in the early stages of the garden village to assist with social integration and activity?	Appraise potential appointment of a community development worker.	<p>Policy approach 5 – Provision of supporting infrastructure</p> <p>Healthy place shaping</p> <p>Policy approach 7 – Adopting healthy place shaping principles</p>	<p>Policy 30: Provision of supporting infrastructure</p> <p>Healthy place shaping</p> <p>Policy 4: Adopting healthy place shaping principles</p>	<p>This reflected in a number of the proposed policy approaches including in particular policy approach 7 regarding the adoption of healthy place shaping principles.</p>
30c	Do you agree that the AAP should place a strong emphasis on safe and accessible environments (buildings, spaces, routes) to encourage social interaction and reduce the opportunities for crime and the fear of crime?	Appraise emphasis on safe and accessible environments.	<p>Policy approach 8 – Social integration and inclusion</p> <p>Policy approach 9 – Providing opportunities for healthy active play and leisure</p>	<p>Policy 5: Social Integration, Interaction and Inclusion</p> <p>Policy 6: Providing opportunities for healthy active play, leisure and lifestyles</p>	<p>The principle of healthy place shaping has been endorsed at the County level through the Oxfordshire Growth Board and there is an increasing recognition / expectation that this will be embedded as a core element of plan making in Oxfordshire moving forward.</p>
30d	Do you agree that the AAP should emphasise the need for early delivery	Appraise emphasis on need for early delivery of health promoting	<p>Policy approach 10 – Green Infrastructure</p>	<p>Policy 7: Green Infrastructure</p>	<p>It is consistent with the garden village principles which emphasise the importance of healthy communities and vibrant neighbourhoods as well as the NPPF which states that planning policies and decisions</p>

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	of health promoting infrastructure to instil healthier habits from the outset?	infrastructure.			should enable and support healthy lifestyles. Pre-Submission AAP: As per the commentary above in respect of the preferred options AAP.
31	Long-term stewardship				
31a	Do you have any early initial thoughts on the most appropriate long-term management/stewardship arrangements for the garden village? Are there any particularly important factors that should be taken into account in determining the approach taken?	Opinion-seeking question only.	N/A	N/A	N/A
31b	Do you support in principle the idea of the AAP setting a general, overarching policy requirement for appropriate long-term management arrangements to be put in place, with the detail deferred to a separately commissioned stewardship strategy?	Appraise the principle of setting a general, overarching policy requirement for appropriate long-term management arrangements to be put in place.	Building a strong, vibrant and sustainable community Policy approach 6 – Long-Term Maintenance and stewardship	Building a strong, vibrant and sustainable community Policy 31: Long-term maintenance and stewardship	Preferred Options AAP: Strong support at the issues paper stage for ensuring that the garden village is underpinned by robust and transparent maintenance and stewardship arrangements. This is consistent with garden village principles which emphasise the importance of community ownership of land and long-term stewardship of assets. As discussions about the most appropriate form of maintenance and stewardship arrangements were ongoing, the preferred

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					<p>option set out Policy approach 6 did not specify any particular mechanism or model but rather adopted a more general requirement for appropriate arrangements to be considered through a Community Management and Maintenance Plan (CMMP).</p> <p>Pre-Submission AAP:</p> <p>As per the commentary above in respect of the preferred options AAP. Policy 31 has however been augmented to explain that the anticipated arrangement for maintenance and stewardship in the longer term is anticipated to take the form of a new garden village trust. This is to provide a greater degree of certainty whilst retaining flexibility for discussions with key stakeholders to continue.</p>
31c	Do you have any other thoughts or observations on this issue?	Opinion-seeking question only.	N/A	N/A	N/A
32	A potential "vision" for the garden village				
32a	Do you think the early thoughts contained in the Council's expression of interest outlined above provide a reasonable basis for a vision for the new garden village?	Appraise the early vision set out in paragraph 7.3.	<p>AAP Vision and objectives</p> <p>Building a strong, vibrant and sustainable community</p> <p>Policy approach 1 – Key</p>	<p>AAP Vision and core objectives</p> <p>Building a strong, vibrant and sustainable community</p> <p>Policy 27: Key development</p>	<p>Preferred Options AAP:</p> <p>The draft vision published at the preferred option stage sought to take account of views raised at the issues paper stage in particular in respect of a number of core issues</p>

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			<p>development principles</p> <p>Healthy place shaping</p> <p>Policy approach 7 – Adopting healthy place shaping principles</p>	<p>principles</p> <p>Healthy place shaping</p> <p>Policy 4: Adopting healthy place shaping principles</p>	<p>including the environment, climate change, biodiversity, green infrastructure, supporting infrastructure, job creation, design and transport.</p> <p>The draft vision is consistent with a number of garden village principles including those which relate to climate change, biodiversity, transport, job opportunities and integrated, sustainable transport. It is also consistent with key aspects of the West Oxfordshire Local Plan 2031, the Eynsham Neighbourhood Plan and the NPPF.</p> <p>Pre-Submission AAP:</p> <p>The draft vision was well supported at the preferred option stage so has remained largely unaltered although places greater emphasis on the delivery of a zero carbon and natural capital based approach to development in line with stakeholder feedback and supporting zero carbon evidence prepared by Elementa.</p>
32b	Are there other key factors that you think are important in making successful places that people want to live, work and visit?	Opinion-seeking question only.	N/A	N/A	N/A
32c	Do you have any other thoughts on	Opinion-seeking question only.			

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	an overall 'vision' for the garden village?				