

**West Oxfordshire District Council**

**Salt Cross Garden Village Area  
Action Plan: Pre-Submission  
Sustainability Appraisal  
Report (Non-Technical  
Summary)**

**Final report**

Prepared by LUC, August 2020



**West Oxfordshire District Council**

**Salt Cross Garden Village Area Action Plan: Pre-Submission Sustainability Appraisal Report (Non-Technical Summary)**

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# Non-Technical Summary

## Introduction

**1.1** This Non-Technical Summary relates to the Sustainability Appraisal Report for the Salt Cross Garden Village Area Action Plan (AAP). The AAP is being produced by West Oxfordshire District Council and sets out the vision and objectives for Salt Cross Garden Village as well as the policies that will guide the delivery of development.

**1.2** Plans and strategies such as the Salt Cross Garden Village AAP are subject to a process called Sustainability Appraisal (SA), which assesses the likely effects of a plan on social, economic and environmental issues. West Oxfordshire District Council has commissioned independent consultants (LUC) to carry out SA of the AAP on its behalf. This Non-Technical Summary relates to the full SA Report for the AAP which is being published alongside the Pre-Submission version of the AAP (July 2020).

## Sustainability Appraisal

**1.3** West Oxfordshire District Council is required by law to carry out Sustainability Appraisal and Strategic Environmental Assessment (SEA) of the AAP, and it has appointed LUC to undertake this work on its behalf. The Government recommends that these two legal requirements are met through one integrated process, referred to as SA.

**1.4** The purpose of SA is to promote sustainable development through the better integration of sustainability considerations into the preparation and adoption of plans. The SA has therefore been undertaken in stages alongside the preparation of the AAP in order to provide sustainability guidance as the plan developed.

**1.5** SA must be carried out in accordance with Government guidance and relevant European and UK law. The approach that has been taken to the SA of the Salt Cross Garden Village AAP is summarised below and is described in detail in the full SA Report.

### Stage A: Setting the context and objectives, establishing the baseline and deciding on scope

**1.6** The SA process began with production of the SA Scoping Letter for Garden Village AAP and the West Eynsham SDA SPD which was prepared in-house by West Oxfordshire District Council. 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. LUC was commissioned by the Council in October 2018 to provide a 'critical friend' service during 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. The SA Scoping Report was issued for consultation with stakeholders including the three statutory consultees - the Environment Agency, Historic England and Natural England.

**1.7** The baseline information and the policy review originally documented in the SA Scoping Letter have been regularly updated throughout the SA process to ensure that they remain up to date, including most recently during the preparation of the SA Report for the Pre-Submission AAP document. The policy review and baseline information are presented in Appendices to the full SA Report and are summarised later in this Non-Technical Summary.

### Stage B: Developing and refining options and assessing their effects

**1.8** Developing options for a plan is an iterative process carried out by the Council and usually involves a number of consultations with stakeholders and the public. The SA process can help to identify where there may be other 'reasonable alternatives' to the options being considered for a plan.

**1.9** 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. Most of the consultation questions were open-ended with a number of potential approaches (i.e. policy options) also included in relation to different ways of developing the AAP site. Where the consultation questions represented policy options for consideration, the options have been subject to SA. The findings for these options are presented in Appendix D of the full SA Report.

**1.10** Following consultation on the Issues document, the Council commissioned a range of technical evidence studies and undertook further community engagement including a three-day design workshop in May 2019.

**1.11** The process described above helped the Council to prepare the Preferred Options consultation document, which set out the Council's thinking on the development of the site. 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. The SA work at this stage included the appraisal of the three 'spatial framework' options in the Preferred Options consultation document which set out how development could be distributed across the garden village site. A summary of these findings is presented in Appendix E of the full SA Report.

**1.12** The final draft illustrative spatial framework included in the Pre-Submission AAP is appraised in this SA Report for this stage, alongside the draft policies included. **Chapter 4** of the full SA Report presents the findings for these elements of the Pre-Submission AAP as well as the cumulative effects of the document. A summary is provided in this Non-Technical Summary.

**1.13** The Council's reasons for taking forward the draft illustrative spatial framework and the draft policies in the Pre-Submission AAP are set out in Appendix F of the main SA Report and are summarised in this Non-Technical Summary.

### Stage C: Preparing the Sustainability Appraisal report

**1.14** The full SA Report and Non-Technical Summary describe the SA process that has been undertaken to date for the Salt Cross Garden Village AAP. It sets out the findings of the appraisal of the Vision, Core Objectives, Policies (including the 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.

### Stage D: Consultation on the AAP and the SA Report

**1.15** 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 Pre-Submission AAP 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. Consultation comments received in relation to this SA Report will be considered in preparation for Submission of the AAP for Examination

### Stage E Monitoring implementation of the AAP

**1.16** Recommendations for monitoring the social, environmental and economic effects of implementing the AAP are presented in the full SA Report and are described later in this Non-Technical Summary.

## Policy Context

### Outline of the AAP

**1.17** 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 2031 and also has Government support as part of the ‘Locally-Led Garden Villages, Towns and Cities’ programme.

**1.18** 3.3 The AAP document contains groups of related policies and core objectives set out under seven core themes as shown in the diagram below:

Figure 1: AAP Core Themes



**1.19** Each of the groups of policies relates 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.

**1.20** 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 which forms a ‘golden thread’ running through the whole of the AAP. 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.

**1.21** 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.

### National policy context

**1.22** The most significant national policy context for the AAP is the National Planning Policy Framework (NPPF) which was originally published in 2012 and revised in 2019<sup>1</sup>. The NPPF is supported by the online Planning Practice Guidance (PPG)<sup>2</sup>. Other key national policy documents include the Government’s Environment Plan<sup>3</sup> which sets out goals for managing and improving the environment within the next 25 years.

**1.23** The 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.”**

**1.24** 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. The headline requirements of the NPPF are set out below under topic headings that the AAP can influence as development is delivered at Salt Cross.

### Population Growth, Health and Well-being

**1.25** 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.”*

<sup>1</sup> Ministry of Housing, Communities and Local Government (June 2019) National Planning Policy Framework. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/810197/NPPF\\_Feb\\_2019\\_revised.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf)

<sup>2</sup> <http://planningguidance.planningportal.gov.uk/>

<sup>3</sup> HM Government (January 2018) A Green Future: Our 25 Year Plan to Improve the Environment

## Economy

**1.26** 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.*”

**1.27** 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.*”

## Transport

**1.28** 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.

## Air, Land and Water Quality

**1.29** 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.*”

**1.30** 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*”.

## Climate Change Adaptation and Mitigation

**1.31** 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.

**1.32** 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.*”

## Biodiversity

**1.33** 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.*”

## Historic Environment

**1.34** 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.

## Landscape

**1.35** The AAP 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.

**1.36** 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.”

**Local plans, policies and programmes**

**1.37** 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.

**1.38** 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 (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 (adopted February 2020).

**1.39** These plans and programmes relate to issues such as housing, transport, design and the economy.

**1.40** 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 and key sustainability issues**

**1.41** In line with the requirements of the SEA Regulations, consideration has been given to the current state of the environment in Eynsham. Baseline information for the area is presented in Appendix A of the full SA Report. As well as environmental issues, it includes a description of social and economic issues in the area.

**1.42** The baseline information contributed to the identification of a set of key sustainability issues for Eynsham, which in turn helped to inform development of a locally appropriate SA framework (a set of sustainability objectives) used for appraising the AAP policies. **Table 1** below sets out the key sustainability issues for the area and, in line with the requirements of the SEA Regulations, consideration is also given to the likely evolution of the environment of Eynsham if the AAP were not adopted.

*Table 1: Key sustainability issues for the Salt Cross 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 the Eynsham & Cassington area.	<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 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.</p>
S2 – House prices in West Oxfordshire are increasing at a faster rate than the increase in	E2 – Like the rest of West Oxfordshire housing affordability is a key issue in the Eynsham	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



Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
<p>wages making it more difficult for local people to enter the housing market. This has resulted in rising levels of housing need.</p>	<p>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>	<p>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>
<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.</p>	<p>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>	<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>
<p>S4 – Levels of unemployment in the District are typically low. Low 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>E4 – Unemployment in Eynsham is less than the 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.</p>	<p>The adopted West Oxfordshire Local Plan 2031 recognises the importance of education, skills and employment opportunities. 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>A number of policies are of direct relevance including OS5 – Supporting Infrastructure, E1 – Land for Employment and E2 –</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
	<p>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>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> <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</p>	<p>E7 – 2011 Census data shows</p>	<p>The West Oxfordshire Local Plan 2031 recognises out-commuting</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
<p>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>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>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 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</p>	<p>E9 – To meet the anticipated housing needs in the local area</p>	<p>The West Oxfordshire Local Plan recognises the relatively limited supply of previously developed (brownfield) land and the</p>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
<p>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>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>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 renewable and low-carbon decentralised energy sources is seen as a key challenge.</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. Opportunities to minimise impact on climate change and to adapt accordingly will need to be fully explored.</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 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>

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
		<p>In June 2019 the Council declared a 'Climate and Environmental Emergency'<sup>4</sup> 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 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>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 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</p>	<p>E14 – The Eynsham Area has a rich record of archaeological and</p>	<p>The Local Plan 2031 recognises the District's rich and varied historic environment which contributes greatly to the distinctive</p>

<sup>4</sup> West Oxfordshire District Council meeting, 26<sup>th</sup> June 2019

Key Issue – District wide	Key Issue – Eynsham area	Likely evolution of sustainability issues if the AAP is not implemented
<p>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>architectural heritage, including Scheduled Ancient Monuments, Listed Buildings and structures, and Listed Parks &amp; 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>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> <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</p>

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		<p>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 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.</p>

## Method and Sustainability Appraisal framework

**1.43** The review of relevant plans, policies and programmes and the collation of baseline data helped to identify key sustainability issues for Eynsham. These fed into the identification of a set of SA objectives which are used at each stage of the SA for assessing the likely effects of the policies in the AAP.

**1.44** The framework of sustainability objectives for the SA of the Salt Cross Garden Village AAP is presented in **Table 2**

below, and the full SA framework including how the Garden Village Principles/Qualities relate to the SA objectives is presented in **Table 2.2** of the full SA Report.

**1.45** The table below shows how all of the ‘SEA topics’ required by the SEA Regulations have been covered by the SA objectives. 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 ~~strike through~~ text.

Table 2: SA Framework for the Garden Village AAP and West Eynsham SDA SPD

Sustainability Objectives	Sub-objectives	SEA topic(s)
<b>1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home</b>	<ul style="list-style-type: none"> <li>■ 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.</li> <li>■ Increase affordable housing provision, especially for young people, first-time homeowners and essential local workers.</li> <li>■ Accelerate housing delivery, including affordable housing, in a timely manner (e.g. modular construction, phasing of infrastructure).</li> <li>■ Provide high quality, sustainably constructed, accessible and adaptable new homes.</li> <li>■ Promote high quality design that protects and enriches the character of the District.</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> <li>■ Material Assets</li> </ul>
<b>2. Improve health and well-being and reduce inequalities</b>	<ul style="list-style-type: none"> <li>■ 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.</li> <li>■ Ensure the early delivery of health-promoting infrastructure including a network of high-quality green infrastructure to benefit new and existing residents and workers.</li> <li>■ Ensure the availability and accessibility of adequate capacity for primary healthcare.</li> <li>■ Support strong, vibrant and healthy communities.</li> <li>■ 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.</li> <li>■ Meet the needs of a range of different age groups including children and young people and older people.</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> <li>■ Material Assets</li> </ul>
<b>3. Promote thriving and inclusive communities</b>	<ul style="list-style-type: none"> <li>■ Ensure that new development is supported by appropriate and timely investment in infrastructure.</li> <li>■ Ensure that new development does not have a harmful impact on the vitality</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> </ul>



Sustainability Objectives	Sub-objectives	SEA topic(s)
	<p>and vibrancy of Eynsham and instead, integrates in an effective, complementary and mutually-beneficial manner.</p> <ul style="list-style-type: none"> <li>■ Promote effective and meaningful interactions between different age groups to promote social cohesion and well-being (e.g. inter-generational spaces and mix of uses).</li> <li>■ Provide new cultural, leisure and recreational opportunities including improved access to the countryside to help increase rates of physical activity.</li> <li>■ Support strong, vibrant and healthy communities.</li> <li>■ Provide for the needs of an ageing community.</li> <li>■ Meet the needs of a range of different age groups including children and young people and older people.</li> </ul>	
<p><b>4. Improve education and training</b></p>	<ul style="list-style-type: none"> <li>■ Ensure the availability of and accessibility to adequate capacity of primary and secondary education.</li> <li>■ Provide new and enhanced opportunities to increase educational attainment, skills and training.</li> <li>■ 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.</li> <li>■ Promote high levels of home-working.</li> <li>■ Support innovation-led growth, underpinned by the strength of Oxfordshire's research, business collaboration and supply chain potential.</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> <li>■ Material Assets</li> </ul>
<p><b>5. Maintain a low level of crime and fear of crime</b></p>	<ul style="list-style-type: none"> <li>■ To minimise both the fear of crime and opportunities for/incidences of crime through appropriate design, layout and mix of uses.</li> <li>■ Promote high quality design that protects and enriches the character of the District.</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> </ul>
<p><b>6. Improve accessibility to all services and facilities</b></p>	<ul style="list-style-type: none"> <li>■ Maximise the opportunities to improve and better connect to existing public transport in the area including links to Oxford and Hanborough Station.</li> <li>■ Effectively integrate with proposed improvements to the A40 including park and ride and bus priority.</li> <li>■ 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.</li> <li>■ Develop a high quality, innovative and resilient integrated transport system.</li> <li>■ Reflect the 'compact' and 'walkable' nature of Eynsham in new development.</li> <li>■ Meet the needs of a range of different age groups including children and young people and older people.</li> <li>■ Encourage the protection and enhancement of village centre.</li> <li>■ Promote the provision of new and the protection of existing services and</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> <li>■ Material Assets</li> </ul>

Sustainability Objectives	Sub-objectives	SEA topic(s)
	facilities at sustainable locations including as part of mixed-use development.	
<p><b>7. Improve the efficiency of land use</b></p>	<ul style="list-style-type: none"> <li>■ Ensure land use meets identified community needs.</li> <li>■ 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.</li> <li>■ 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).</li> <li>■ Safeguard mineral resources.</li> <li>■ Minimise impact on the soil resource <b><u>and seek to ensure the conservation of best and most versatile agricultural land.</u></b></li> </ul>	<ul style="list-style-type: none"> <li>■ Material Assets</li> <li>■ Water &amp; Soil</li> </ul>
<p><b>8. Reduce waste generation and disposal</b></p>	<ul style="list-style-type: none"> <li>■ To reduce the amount of waste generated both initially during construction and in the longer-term, post-occupation.</li> <li>■ Maximise opportunities to re-use, recycle and recover waste in accordance with the waste hierarchy.</li> </ul>	<ul style="list-style-type: none"> <li>■ Water &amp; Soil</li> <li>■ Population &amp; Human Health</li> <li>■ Biodiversity, Flora &amp; Fauna</li> <li>■ Material Assets</li> </ul>
<p><b>9. Reduce air pollution and improve air quality</b></p>	<ul style="list-style-type: none"> <li>■ Ensure new development does not have a harmful effect on air quality, especially with regards to the Oxford Meadows Special Conservation Area (SAC).</li> <li>■ Improve multi-use transport networks that are accessible to pedestrians, cyclists, horse riders and mobility scooter users to decrease dependency on the private car.</li> <li>■ Avoid, minimise and mitigate the effects of poor air quality.</li> </ul>	<ul style="list-style-type: none"> <li>■ Air</li> <li>■ Climatic Factors</li> </ul>
<p><b>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</b></p>	<ul style="list-style-type: none"> <li>■ Maximise opportunities for the use of renewable, low-carbon and local energy sources.</li> <li>■ Minimise the use-of non-renewable energy sources.</li> <li>■ Develop a high quality, innovative and resilient integrated transport system.</li> <li>■ Minimise the need to travel and promote travel by sustainable means.</li> <li>■ Promote the use of designs and materials which will promote energy efficiency at new development.</li> <li>■ Promote increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of communities.</li> </ul>	<ul style="list-style-type: none"> <li>■ Air</li> <li>■ Climatic Factors</li> </ul>
<p><b>11. Protect and improve water resources</b></p>	<ul style="list-style-type: none"> <li>■ Maximise resource efficiency including water.</li> <li>■ Ensure no deterioration in water quality.</li> </ul>	<ul style="list-style-type: none"> <li>■ Water &amp; Soil</li> </ul>

Sustainability Objectives	Sub-objectives	SEA topic(s)
12. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> <li>■ 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.</li> <li>■ Increase the provision of sustainable drainage at new developments.</li> </ul>	<ul style="list-style-type: none"> <li>■ Climatic Factors</li> <li>■ Material Assets</li> </ul>
13. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> <li>■ Take all available opportunities to protect and enhance the biodiversity and geodiversity of the site or locality including biodiversity and geodiversity designations.</li> <li>■ Contribute to wider biodiversity and green infrastructure networks where appropriate.</li> <li>■ Demonstrate a net gain in biodiversity where possible.</li> <li>■ 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.</li> </ul>	<ul style="list-style-type: none"> <li>■ Biodiversity, Flora &amp; Fauna</li> </ul>
14. Conserve and enhance landscape character	<ul style="list-style-type: none"> <li>■ To <b><u>ensure that development will</u></b> conserve, <b><u>integrate with</u></b> and where possible enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, <b><u>including hedgerows, streams and ponds.</u></b></li> <li>■ To identify, safeguard and enhance key views.</li> </ul>	<ul style="list-style-type: none"> <li>■ Cultural Heritage &amp; Landscape</li> </ul>
15. Conserve and enhance the historic environment	<ul style="list-style-type: none"> <li>■ Conserve and/or enhance the historic environment including identified heritage assets in a manner appropriate to their significance.</li> <li>■ Mitigate any potential impacts on any heritage assets 'at risk'.</li> <li>■ Ensure no harmful impact on the existing historic core of Eynsham as a result of new development.</li> <li>■ To maximise opportunities to better reveal heritage assets and improve education and understanding of their significance.</li> <li>■ Promote sustainable and appropriately managed access to as well as enjoyment and understanding of the local historic environment for Eynsham's residents and visitors.</li> <li>■ Ensure archaeological features are preserved and recorded.</li> </ul>	<ul style="list-style-type: none"> <li>■ Cultural Heritage &amp; Landscape</li> </ul>
16. Maintain high and stable levels of employment	<ul style="list-style-type: none"> <li>■ 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.</li> <li>■ Provide for accessible employment opportunities.</li> <li>■ To address the current demographic imbalance and help increase rates of economic activity.</li> <li>■ Promote high levels of home-working.</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> </ul>
17. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> <li>■ 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.</li> <li>■ Address the current demographic imbalance and help increase rates of</li> </ul>	<ul style="list-style-type: none"> <li>■ Population &amp; Human Health</li> </ul>

Sustainability Objectives	Sub-objectives	SEA topic(s)
<b>S</b>	<p>economic activity.</p> <ul style="list-style-type: none"> <li>■ Promote increased levels of home working, facilitated by improved broadband provision, to reduce out-commuting and increase the self-containment of communities.</li> <li>■ Maintain and improve transport connections to support economic growth and vitality.</li> <li>■ Ensure a strong link between jobs and housing growth.</li> <li>■ Promote innovation-led growth, underpinned by the strength of Oxfordshire’s research, business collaboration and supply chain potential.</li> </ul>	

**Use of the SA framework**

**1.46** Each policy in the AAP has been appraised and a judgement made as to its likely effect on the baseline in relation to achievement of the sustainability objectives set out in the SA framework (Table 2). The symbols and colour-coding shown in **Figure 2** have been used to show whether the effects of the AAP in relation to each SA objective are likely to be positive or negative, minor or significant, or uncertain. Mixed effects were recorded for an SA objective where there was potential for positive effects in relation to one aspect of the objective but potential for negative effects in relation to another. Where there is a considerable degree of uncertainty about the likelihood of the effect materialising, a question mark (?) was added to the score to indicate that there is uncertainty attached to the effect.

headline themes which the chapters of the AAP seek to address. The detailed justification for the effects recorded are provided in **Chapter 4** of the full SA Report.

*Figure 2: Key to symbols and colour coding used in the SA of the Salt Cross Garden Village AAP*

++	Significant positive effect likely
+	Minor positive effect likely
0	No or negligible effect likely
N/A	Assessment criterion not applicable
-	Minor negative effect likely
--	Significant negative effect likely
+/-	Mixed effect likely
?	Likely effect uncertain

**Likely effects of the AAP policies**

**1.47** **Table 3** below presents a summary of the likely effects of the policies set out in the Pre-Submission AAP, by SA objective. The policies are presented by the overarching

Table 3: Summary of likely SA effects for 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	+	+	+	+	+

Non-Technical Summary

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	+	+	+	+	++	++	++	+	+	-?	-?

Non-Technical Summary

Sustainability Appraisal for Salt Cross AAP

SA Objectives		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	0	++	+	+	-?	-?
	Policy 12: Conserving and enhancing the historic environment of Salt Cross	-?	0	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	0
	Policy 14: Active and Healthy Travel	0	++	++	+	+	++	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	0	+	+
	Policy 17: Road connectivity and access	0	0	0	0	0	+	0	0	+/-?	+/-?	0	0	0	0	0	0	+?	+?

Non-Technical Summary

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
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



Non-Technical Summary

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 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	+	+	+	+	+	++	++	+	+/?

Non-Technical Summary

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 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

## Reasons for choosing policies included in the AAP

**1.48** The Council's reasons for including the policies in the Pre-Submission version of the AAP are given in **Appendix F** of the full SA Report.

**1.49** The draft policies have been developed from the options originally presented in the AAP Issues Paper (July 2019) to be in line with the TCPA garden village principles. The draft policies also take forward the requirements of local and national planning policy (including the West Oxfordshire Local Plan 2031 and the NPPF). Development of the policy approaches also reflect the relevant studies commissioned to support the preparation of the AAP as well the general consensus expressed following consultation at the Issues Paper stage in June 2018 and at the Preferred Options stage in July 2019.

## Cumulative Effects

**1.50** Cumulative effects refer to the potential to increase overall effects as a result of one effect being added to another. The assessment of cumulative effects in the SA considers the total effects of the various components of the Local Plan Part 2 alongside external factors affecting the baseline. The cumulative effects for the AAP are set out in **Chapter 4** of the full SA Report and presented in relation to each SA objective is presented in the text below.

**1.51** **Table 4** 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: 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	+

SA Objective	Cumulative effect of AAP Policies
SA9: Air quality	+/-
SA10: Climate change	++/-
SA11: Water	+/-
SA12: Flooding	+/-
SA13: Biodiversity and geodiversity	+/-
SA14: Landscape	+/-
SA15: Historic environment	+/-

## SA objective 1: Housing

**1.52** 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 28 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.

**1.53** 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.

**1.54** 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 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 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.

**1.55** 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

**1.56** 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.

**1.57** 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.

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.

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

### SA objective 3: Inclusive communities

**1.58** 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.

**1.59** 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.

**1.60** 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.

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.

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

### SA objective 4: Education

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.

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.

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

#### SA objective 5: Crime

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.

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.

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

#### SA objective 6: Services and facilities

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.

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.

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

#### SA objective 7: Land use

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.

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.

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

#### SA objective 8: Waste

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.

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.

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.

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

#### SA objective 9: Air quality

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.

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.

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.

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.

The HRA for the AAP<sup>5</sup> included air quality modelling work to understand potential impacts on the integrity of the Oxford Meadows Special Area of Conservation (SAC). This provides further information on the potential effects of development relating to air pollution. The modelling work indicated that whilst annual mean NO<sub>x</sub> 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/m<sup>3</sup>) for the qualifying habitats of the Oxford Meadows SAC will not be exceeded.

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

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 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.

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 a move towards a more circular economy is supported through Policy 3, which should help to limit the use of raw materials.

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 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.

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.

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.

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

### SA objective 11: Water

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.

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.

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

<sup>5</sup> LUC (July 2020) *Salt Cross Garden Village Area Action Plan: Pre-Submission Draft: Habitats Regulations Assessment Report*

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.

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.

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

### SA objective 12: Flooding

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.

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.

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.

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

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.

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.

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.

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.

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 HRA<sup>6</sup> 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.

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

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

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.

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.

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.

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.

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

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.

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.

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.

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.

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

By setting out the principle for delivering around 40ha of business land (including approximately 80,000m<sup>2</sup> 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.

<sup>6</sup> LUC (July 2020) *Salt Cross Garden Village Area Action Plan: Pre-Submission Draft: Habitats Regulations Assessment Report*

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.

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.

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 as 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.

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

### SA objective 17: Economic growth

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 80,000m<sup>2</sup> 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.

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.

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.

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.

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

## Monitoring

**1.62** The SEA Regulations require that monitoring is undertaken in relation to the significant effects of implementing the Plan in question. **Chapter 5** of the full SA Report sets out a list of proposed monitoring indicators for each SA objective.

**1.63** Examples of the indicators set out in the proposed monitoring framework presented in the full SA Report include 'number of residential completions including affordable homes', 'floorspace permitted for community uses', 'percentage of travel by walking or cycling', 'percentage of development built to 'zero carbon' standards', 'achieved net gain in biodiversity', and 'development in the areas with landscape moderate-high sensitivity'.

## Next steps

**1.64** Following consultation on the Pre-Submission AAP, it will be submitted to the Secretary of State to be examined by an independent Planning Inspector appointed by the Secretary of

State. Assuming that the AAP is found sound, and subject to modifications which may need to be subject to further SA work and public consultation, the Council will then adopt the AAP.

LUC

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