



**WEST OXFORDSHIRE
DISTRICT COUNCIL**

**West Oxfordshire District Council Local Plan
(2011-2031)
Further Main Modifications (FMMs)**

**Sustainability Appraisal (SA)
Further Addendum Report**

February 2018

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**West Oxfordshire District Council
Local Plan (2011-2031):
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**Sustainability Appraisal (SA)
Further Addendum Report**

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1.0 CONTEXT AND PURPOSE OF THE SA FURTHER ADDENDUM REPORT

The Local Plan & Sustainability Appraisal (SA)

- 1.1 West Oxfordshire District Council (WODC) is preparing a new Local Plan to guide future development in the District during the period up to 2031. In accordance with legislative and policy requirements¹, the Council must carry out a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) of its Local Plan. The SA/SEA of the Local Plan has been on-going since 2007 and is being undertaken alongside the preparation of the plan.
- 1.2 The Local Plan, together with its accompanying SA Report and other evidence, was submitted to the Planning Inspectorate in July 2015 for independent examination. The plan-making and SA/SEA processes, documents and consultation to submission are detailed in the Final SA Report (February 2015²) [CD2 & CD2a]. The Proposed Submission Local Plan and the SA Report were subject to public consultation.
- 1.3 The examination commenced in November 2015 and was suspended in January 2016 following recommendations by the Inspector that elements of the Plan should be reconsidered. Further work has been undertaken and changes have been proposed that are primarily associated with an increase in the overall number of homes from 10,500 to 15,950. Most of this is to meet West Oxfordshire's housing needs but a proportion (2,750 homes during the period 2021-2031) is proposed to assist neighbouring Oxford City Council with its unmet housing need under the duty to cooperate. Throughout this time, the emerging changes to the Local Plan have been subject to SA/SEA (Addendum Report Oct 2016) [CD10], and reports published for consultation, alongside proposed Main Modifications in November 2016.
- 1.4 Further examination hearings were held in May and July 2017, and the Council agreed to undertake further technical work on housing need in the AONB, landscape and heritage impact, and SA (Further Addendum Report Oct 2017); this additional evidence³ was available for public consultation during November-December 2017. A summary of the plan-making and SA/SEA processes and documents prepared since March 2015 to date is presented in the following table:

¹ Town & Country Planning (Local Planning) (England) Regulations 2012 and the Environmental Assessment of Plans and Programmes Regulations 2004; National Planning Policy Framework (2012)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² <http://www.westoxon.gov.uk/media/1264894/document-library-live.pdf>

³ <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-2031-examination/>

Table 1.1: Local Plan and SA/SEA documents

Local Plan Stage and Documents Consultation	SA/SEA Stage and Documents Consultation
Proposed Submission Local Plan 2031 27 March – 8 May 2015	SA Report (Feb 2015) [CD2 & CD2a] 27 March – 8 May 2015
Local Plan 2031 Submitted to Planning Inspectorate on 14 July 2015 for independent examination.	SA Report (Feb 2015) submitted as supporting evidence to accompany the submission Local Plan 2031
Examination Part 1 (dealing with strategic matters, including duty to cooperate, housing & employment requirements) 23 – 26 November 2015	Representations were also made on the SA at the Hearings
Suspension of Local Plan Examination in January 2016 to allow the Council to undertake further work in response to the Inspector's Preliminary Findings (December 2015)	
Proposed Main Modifications to Submitted Local Plan November-December 2016	SA Addendum Report October 2016 [CD10 & CD10a] Public consultation November – December 2016
Proposed Main Modifications submitted to Planning Inspectorate 10 March 2017	
Examination Stage 2 Hearings 9-18 May 2017	
Examination Stage 3 Hearings 11-20 July 2017	
Initially proposed Further Main Modifications to Inspector September 2017	
Additional landscape & heritage studies Consultation 22 November-20 December 2017	SA Further Addendum Report October 2017 Consultation 22 November-20 December 2017
Inspector's Letter 16 Jan 2018 Further Main Modifications (FMMs) Consultation February-April 2018	SA of Further Main Modifications (this Further SA Addendum Report) Consultation February-April 2018

Purpose, Methods and Structure of this SA Report

- 1.5 The Inspector has considered the further technical evidence and comments made during the public consultation in November-December 2017. Whilst made without prejudice to his final conclusions on the Local Plan, the Inspector has indicated⁴ that the Plan is likely to be capable of being found legally compliant and sound subject to further modifications including

⁴ <http://www.westoxon.gov.uk/media/1724631/IN-029-Inspector%E2%80%99s-Letter-to-the-Council-of-16118.pdf>

changes to address concerns about new housing in the Cotswolds Area of Outstanding Natural Beauty (AONB).

- 1.6 Therefore, the purpose of this SA Further Addendum Report is to:
- Explain matters with regard to the SA that have been raised through consultation on the previous SA Further Addendum Report (Oct 2017)
 - Report the screening of the proposed Further Main Modifications (FMMs) for significance with regard to SA
 - Assess and report the SA findings
- 1.7 With regard to compliance for legislative and policy requirements, this SA Further Addendum Report comprises a further part of the SA Report as submitted in February 2015 [CD2] and has been prepared in accordance with relevant guidance and legislative requirements. It seeks to build upon previous SAs, including the SA Addendum Reports October 2016 & 2017, and to be a proportionate assessment - relevant to the stage of plan-making and in line with NPPF requirements for SA (paragraph 167).
- 1.8 The general approach taken in this SA Further Addendum Report has been to build upon the previous SA work to ensure consistency so that changes are assessed or refreshed to the same level, as required, in order to inform plan-making and decision-making. The appraisals were undertaken by the independent assessors at Enfusion. The proposed Further Main Modifications (FMMs) were screened for significance with regard to SA using professional judgment – do the changes, deletions and additions significantly affect the findings of the SA Report (Feb 2015 CD2) accompanying the Submission West Oxfordshire Local Plan 2031, the SA Addendum Report (October 2016 CD10) and the SA Further Addendum Report (October 2017); and/or do they give rise to significant environmental/sustainability effects?
- 1.9 The same SA Framework of Objectives was used to test the FMMs to the Local Plan and as previously reported. Evidence is cited where applicable. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) is described, together with any uncertainty noted. At this late stage of plan-making, changes are refinements and the extent of the SA reporting is proportionate and tends to be a narrative updating and/or refreshing of the appraisal.
- 1.10 SA is an iterative and ongoing process that aligns with the iterative plan-making process. There is no requirement to repeat previous appraisal studies and this SA Further Addendum Report addresses matters arising from the consultation in November-December 2017 and the proposed Further Main Modifications. It should be noted that many of the emerging proposed FMMs were tested through SA and the findings (October 2017) informed the development of the FMMs. An initial informal schedule of suggested changes was published by the Council in September 2017 and some further suggested changes were also set out in the Council's consultation response to additional technical evidence submitted in December 2017.

- 1.11 Following this introductory section, a summary of comments received on the SA Further Addendum Report (Oct 2017) is provided in section 2, together with summary SA findings for the FMMs. Section 3 sets out the conclusions together with an explanation of the likely next steps. The detailed screening of the FMMs for SA significance is presented in Appendix I.

2.0 SA OF FURTHER MAIN MODIFICATIONS (FMMs)

Consultation Comments on SA Further Addendum Report (Oct 2017)

- 2.1 In response to the recent consultation on additional technical evidence as part of the examination of the Plan (Nov-Dec 2017,) numerous comments were received on the SA Further Addendum Report (Oct 2017). A number of recurring concerns were identified amongst the respondents. These may be summarised, together with the Council's responses, in the table as follows:

Table 2.1: Summary Comments & Responses to SA Further Addendum Report (Oct 2017)

Consultees' Principal Concern	Council's Response
The SA report seeks to support/consolidate the Council's position rather than objectively assess genuine reasonable alternatives.	The Council does not accept this to be the case. The SA Further Addendum is an independently prepared report that objectively and impartially assesses a number of reasonable alternative options using an established assessment framework, the scope of which has previously been found to be adequate by Inspector Emerson (IN015). The SA has helped to identify and refine the reasonable alternatives to be assessed, in line with Government guidance, and then assess such options and as were discussed at the examination hearings during 2017. Genuine reasonable (suitable & deliverable) alternatives were considered and assessed.
Additional 'reasonable alternative' options should have been assessed.	The Council considers that all reasonable alternatives have been assessed and where alternative options have not been assessed the reasons for this are clearly set out.
The assessment criteria that have been applied are subjective, not effective in distinguishing between options and require clearer quantification and/or weighting to allow more meaningful assessment. Inconsistency and potential bias in the assessment of different options (e.g. in relation to the loss of best and most versatile land, potential transport benefits etc.)	<p>The SA Framework of Objectives was scoped & consulted upon in 2015; in line with Government guidance and good practice SA it includes both qualitative and quantitative thresholds of significance.</p> <p>The SA Further Addendum Report sought to clarify and avoid earlier inconsistencies in the SA Framework – and this is explained in paragraph 2.5 of the October 2017 report.</p> <p>The SA uses the available information and most up to date evidence at the time of assessment; any uncertainty or gaps in information is recorded. The SA uses Government data through Magic Map⁵ supported by any more detailed site level information if available.</p>

⁵ <http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

<p>A number of the options are very finely balanced in terms of their likely effects and the stated reasons for taking forward the Council's preferred options are not robust and/or justified.</p>	<p>The role of the SA is to inform decision-making for the Plan preparation. The SA is not the sole source of information for decision-making; other technical evidence and response to consultation are also taken into account – in an ongoing and iterative way relevant and proportionate to the level of plan-making at the time.</p> <p>The SEA Regulations require that the Report should include an outline of the reasons for selection or rejection of reasonable alternatives. This has been clearly presented in each SA Report, including the SA Further Addendum Report (Oct 2017).</p>
<p>The report should have been prepared by new consultants to provide a 'fresh pair of eyes'.</p>	<p>Enfusion are professional independent consultants with specialist expertise in the field of Sustainability Appraisal. Their work elsewhere has been supported through various Local Plan examination processes. Their appointment to undertake the SA Further Addendum Report has enabled a continuity of approach and professional judgement. Their overall approach was found to be adequate in 2015 by Inspector Emerson in his preliminary findings [IN015].</p>

- 2.2 The Council and the Inspector have taken these comments on the SA, together with comments on the other technical evidence, into account in considering the Further Main Modifications (FMMs) that are now proposed. Details have been published on the Council's website⁶.

Screening the Further Main Modifications (FMMs) for SA Significance

- 2.3 Following the examination hearings in May and July 2017, consultation on technical evidence in Nov/Dec 2017 and in light of the Inspector's letter of 16 January 2018, the Council has prepared a series of Further Main Modifications (FMMs) to the Local Plan. These have been screened for their significance with regard to SA/SEA; the details are presented in Appendix I. Many of the suggested changes are minor text amendments, deletions, additions for clarification and/or updating and they do not significantly affect the findings of the previous SA reports – Submission (Feb 2015) [CD2] and Addendum Reports (Oct 2016) [CD10] and October 2017. Other suggested changes have some significance for the SA findings by confirming specific requirements and guidance that confirm the implementation of mitigation measures to reduce likely negative effects and remove any previous uncertainty.

⁶ <http://www.westoxon.gov.uk/media/1722194/Schedule-of-responses-to-consultation-on-further-technical-evidence.pdf>

SA Findings

- 2.4 The SA findings of the screening are summarised in the following paragraphs for any aspect that has potential significance with regard to likely effects of the Local Plan, as modified by the further suggested changes.
- 2.5 **Policy OS2 Locating Development in the Right Places:** Additional criterion strengthens the weighting in the development principles with regard to the Cotswolds AONB - will further strengthen mitigation measures for potential negative effects on landscape removing any uncertainty in the previous SA. Highlighting more clearly the relative constraints of Bampton, Burford, Charlbury, and Long Hanborough should help to ensure that any additional growth is of an appropriate scale and thus help to mitigate any negative effects associated with inappropriate levels of growth.
- 2.6 **Policy H1 Amount & Distribution of Housing:** Provision is changed from 'a total' to 'at least' 15,950 homes recognising that there is not a ceiling. The increase from 2,800 to 5,666 homes in the Eynsham-Woodstock sub-area was tested through SA [CD10]; the findings were checked, refreshed and reported in the SA Further Addendum Report (Oct 2017). New text confirms that details for the Oxfordshire Cotswolds Garden Village (OCGV) as a Strategic Location for Growth (SLG) will be brought forward through the preparation of a separate Area Action Plan (AAP) to guide the detailed planning of the scheme in consultation with key stakeholders. The AAP will be subject to SA/SEA appropriate to that level of plan-making at the time. Therefore, this is not of significance with regard to the SA of the Local Plan at this stage of plan-making and assessment processes. Nonetheless, this commitment to an AAP and its SA does provide certainty that significant effects will be further investigated, including mitigation of any negative effects and enhancement of potential positive effects.
- 2.7 Policy H1 now proposes different levels of housing provision within each sub-area. This takes account of updated information on housing completions and commitments, as well as a 70-dwelling reduction on the allocation of land north of Banbury Rd, Woodstock, removal of four site allocations and the windfall allowance from the Burford – Charlbury sub-area, a proposed increase of 40 dwellings on the allocation west of Minster Lovell and a reduction in the number of dwellings from 1,400 to 1,200 on the allocation east of Chipping Norton. The implications of this are considered separately within the SA screening for the relevant policies.
- 2.8 New paragraphs 5.23 and 5.23a confirm the removal of the windfall allowance from the Burford – Charlbury sub-area to reflect the more restrictive approach to be applied within the Cotswolds Area of Outstanding Natural Beauty (AONB) having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB. The removal of any reliance on windfall development from the sub-area will reduce the potential cumulative and individual negative effects of development on the sensitive landscape, confirming mitigation measures by avoidance. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although

Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.

- 2.9 New paragraphs 5.30a & b proposing that the Non-Strategic Housing Allocations are reduced from 15 to 11 sites by removal of 4 sites in the Cotswolds AONB. Each site option was subject to SA and the findings reported in the SA Further Addendum (Oct 2017). The removal of the four sites in the AONB will remove any individual negative effects and reduce any potential cumulative effects of development on the sensitive landscape, confirming the effectiveness of mitigation measures by avoidance. Again, there could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
- 2.10 Additional guidance (paras 5.34a-5.34aiii) in respect of the Council's approach to windfall development and to support changes to Policy H1 and in particular Policy H2. Numbers for each sub-area have been updated having regard to past completions and existing commitments; overall windfall numbers reduced to 991 new homes. No reliance is placed on windfall development within the Burford-Charlbury sub-area to take account of much of the area being in the Cotswolds AONB. The removal of any reliance on windfall development from the sub-area will reduce the potential cumulative negative effects. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
- 2.11 New paragraphs 5.34d-f introduce the proposed application of a 'stepped' or 'staged' housing requirement whereby a lower per annum target for housing is applied initially and then increased over the plan period. This was investigated through SA discussed in Section 9 and detailed in Appendix F of the SA Further Addendum Report (Oct 2017). The SA found little difference between the options for a uniform and a stepped approach to delivery of the housing requirement. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects were confirmed for the stepped approach in respect of housing, communities and employment, when compared with the uniform approach where some uncertainty for delivery remains. Policy H2 is updated to reflect this approach including anticipated delivery per annum to 2031.
- 2.12 **Policy EH1a Cotswolds AONB:** New Policy makes explicit the requirements with regard to any development in the AONB or affecting its setting. This specific clarification will strengthen the conservation and enhancement of the area's landscape, including its wildlife and heritage - ensuring mitigation measures are implemented to avoid/reduce any likely negative effects. Overall, not significant for the SA.

- 2.13 **Policy EH1 Landscape Character:** Reference to AONB deleted from policy as a consequence of new Policy EH1a. Also, an additional paragraph detailing the requirements in respect of pollution, especially to maintain or improve tranquillity and dark skies, will strengthen the mitigation measures, removing any uncertainty with regard to negative effects on landscape character for noise and light pollution – with positive cumulative effects indicated in the longer-term.
- 2.14 **Policy EH2 Biodiversity & Geodiversity:** Title of policy amended to include reference to geodiversity, additional reference to plantations on ancient woodland sites, achievement of aims and objectives for Conservation Target Areas (CTAs) and Nature Improvement Areas (NIAs). Updated, additional text specifying requirements for adequate ecological survey information demonstrating a net gain where possible; requirement for Biodiversity Impact Assessment Calculator based on Defra offsetting guidance required for major applications. The additional specificity and clarity will strengthen the SA findings with regard to positive effects and confirm effectiveness of mitigation measures for negative effects. Overall, likely enhancement of positive cumulative effects in the longer-term.
- 2.15 **Policy EH3 Public Realm & Green Infrastructure:** New text providing more explanation about definitions and applications of green infrastructure to help ensure its multifunctionality for people and wildlife. Criteria for new development strengthened and clarified with additional reference to urban greening, green and grey infrastructure, and lighting. The additional specificity and clarity will strengthen the SA findings with regard to positive effects and mitigation of negative effects – particularly with regard to inter-relationships between topics.
- 2.16 **Policy EH7 Historic Environment:** Substantial additional supporting text to explain the range of proactive measures to improve the understanding of the District's historic environment. Policy extensively reformatted and rewritten to reflect examination discussions including hierarchy of sensitivity of heritage assets and weighting with mitigation hierarchy. The additional clarification and explanation strengthens the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects in the longer term.
- 2.17 **Policy EH8 Conservation Areas; Policy EH9 Listed Buildings:** New policies setting out detailed guidance and requirements for proposals for development in a Conservation Area/to a Listed Building or affecting the setting of a Conservation Area or a Listed Building – to reflect discussions at examination and representations from Historic England who have sought individual policies on different elements of the historic environment to ensure greater clarity and levels of protection. Changes will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.

- 2.18 **Policy EH11 Historic Landscape Character:** New Policy provides explicit guidance and requirements for development proposals that affect historic character. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.
- 2.19 **Policy EH13 Scheduled Monuments & Other Nationally Important Archaeological Remains; Policy EH14 - Non-Designated Heritage Assets:** New policies providing explicit guidance and requirements for development proposals that affect Scheduled Monuments or non-scheduled archaeological remains and non-designated heritage assets. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.
- 2.20 **Sub-Area Strategies & Site Allocation Policies:** Strategies have been updated to reflect updated evidence with regard to homes already completed and the anticipated housing land supply as of 1st April 2017. Reasonable alternatives for strategic and non-strategic site options were checked and refreshed through SA and reported in the SA Further Addendum Report (Oct 2017). The proposed modifications as previously reported, assessed and examined are confirmed within the further suggested changes – and there are few further changes to the site allocation policies.
- 2.21 Several of the site allocation policies have additional text to clarify requirements with regard to mitigating the impacts of traffic and promoting sustainable transport. This will strengthen the SA findings for effects on traffic/transport and confirm the effectiveness of mitigation measures for negative effects, reducing any previous uncertainty in the SA, including for cumulative effects, with regard to SA Objective No 6.
- 2.22 Several of the site allocation policies have additional text to clarify requirements with regard to maximisation of opportunities for enhancements within Conservation Target Areas, and creation/enhancement of green infrastructure. This additional text will strengthen the SA findings for effects on the historic environment and landscape character, confirming effectiveness of mitigation measures against likely negative effects and reducing any previous uncertainties in the SAs – overall with positive effects particularly with regard to inter-relationships between topics for green infrastructure and the implications for people and wildlife.
- 2.23 **Non-Strategic Site Allocations:** Some concern had been discussed at the examination with regard to landscape impacts for seven of the previously proposed allocated non-strategic development sites. The Council commissioned further landscape and heritage studies to investigate the sensitivities of the sites and the likely effectiveness of any mitigation possibilities. All reasonable non-strategic site options were tested through SA, discussed in Section 7, and findings detailed in Appendix E of the SA Further Addendum Report (Oct 2017). The reasons for selection, rejection or non-assessment were clearly outlined in Appendix E4. Four of the non-strategic sites in the AONB are now proposed to be removed from the Local Plan

through the proposed Further Main Modifications in recognition of a more restrictive approach to development in the Cotswolds AONB having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB.

- 2.24 **Policy WIT2b – Land west of Minster Lovell:** Housing allocation increased from previously proposed numbers of 85 to 125 homes. However, this is unlikely to have a significant effect in landscape terms over and above that already assessed through the SA, because the intention is to achieve this increase through higher density of development and only a very slight increase in the extent of the developable area of the site. Furthermore, changes to the Policy criterion c should provide mitigation for the increased quantum of housing.
- 2.25 **Policy WIT4 – Witney Sub-Area Strategy:** Policy amended to reference updated anticipated housing delivery for the sub-area from previously proposed 4,400 to 4,702 new homes. Additional emphasis that the 4,702 dwelling figure is not a maximum ceiling to development. Overall, potential minor increase in cumulative effects - positive and negative – through enhanced housing numbers for this sub-area. However, strong mitigation measures for potential negative effects provided through other Plan Policies. Additional text will strengthen the SA findings for effects on historic environment, landscape character, confirming effectiveness of mitigation measures, and with positive effects particularly for inter-relationships between topics for green infrastructure.
- 2.26 **Policy CA3 Carterton Sub-Area Strategy:** Overall anticipated housing delivery in the Plan period increased from 2,600 to 2,680 new homes to reflect updated evidence on planning commitments. Additional emphasis that the 2,680 dwelling figure is not a maximum ceiling to development. Not significant with regard to the SA. Additional paragraphs that require maximisation of opportunities for enhancements within Conservation Target Areas; and making explicit supporting infrastructure requirements including transport, health, green infrastructure and community facilities. Additional text will strengthen the SA findings for effects on historic environment, landscape character, confirming effectiveness of mitigation measures, with positive effects particularly with regard to inter-relationships between topics for green infrastructure.
- 2.27 **Policy CN1 East Chipping Norton SDA:** Housing numbers amended for the SDA from 1,400 to 1,200 new homes in light of discussions during the examination hearings in 2017. New Policy criterion p makes explicit that health care provision and capacity will need to be taken into account in masterplanning. The checked and updated SA of this SDA (East Site Tank Farm) tested a likely change from the original 500 homes to around 1,200 homes and this was reported in the SA Further Addendum Report (Appendix B Oct 2017). The refreshed SA found some uncertainty for transport and uncertain likely minor negative effects for traffic-related air quality, Grade 3b agricultural land and landscape. The amended Policy criteria specify requirements for new development that should provide sufficient mitigation to remove uncertainty and reduce such negative effects. The additional text on health care

capacity confirms specific strong mitigation measures and confirms positive effects for SA Objective 2 for access/provision of health facilities.

- 2.28 **Policy CN2 Chipping Norton Sub-Area Strategy:** Overall, anticipated housing delivery amended from previously proposed 2,400 to 2,047 homes. Emphasis added that this is not a maximum ceiling to development. Likely minor reduction in cumulative effects - positive and negative – through reduced housing numbers for this sub-area. Additional paragraphs added to require maximisation of opportunities for enhancements within Conservation Target Areas; and making explicit supporting infrastructure requirements including transport, health, green infrastructure and community facilities. Additional text will strengthen the SA findings for effects on historic environment, landscape character, confirming effectiveness of mitigation measures, with positive effects particularly with regard to inter-relationships between topics for green infrastructure.
- 2.29 **Policy EW1a Oxfordshire Cotswolds Garden Village SLG:** Change from SDA to SLG confirming 2,200 homes as a working assumption until further studies; amendments to criterion g to include new text on requirements with regard to mitigating the impacts of traffic, including providing good linkages to Hanborough Station, the proposed Park & Ride to Eynsham, and enhancing Hanborough Station as a transport interchange. Additional text in criterion k with regard to creation and enhancement of green infrastructure. New criterion q to safeguard the existing aggregate recycling facility, and the sand/gravel deposits where possible having regard to the Minerals & Waste Local Plan.
- 2.30 The additional text for clarification of specific requirements will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; it will confirm positive effects for sustainable transport and SA Objective No 6. Additional text is likely to have positive effects, particularly with regard to inter-relationships between topics for green infrastructure. Additional text for minerals safeguarding confirms mitigation effectiveness, removing any uncertainty in the previous SA. The clear commitment to an AAP that will address issues, including more precise housing numbers, provides strong measures to mitigate any potential negative effects and promote positive effects; the developing AAP will be subject to SA/SEA that is proportionate to this level of plan-making.
- 2.31 **Policy EW1b West Eynsham SDA:** Additional requirements clearly specified with regard to traffic and sustainable transport – with positive effects, strengthening the SA findings for effects on transport and confirming the effectiveness of mitigation and enhancement measures – overall positive effects for sustainable transport that will be cumulative in the longer-term.
- 2.32 **Policy EW1c Land East of Woodstock:** Additional evidence explained in respect of landscape and heritage impacts. Clarification in respect of requirements to protect, promote and conserve the Blenheim Palace World Heritage Site (WHS) and its' setting in criterion b; details of requirements to mitigate landscape, visual and heritage impacts in criterion c. New criterion d on transport guidance and additional criterion f - the developer will now be

required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site and the cumulative impact of the three allocated sites in Woodstock. The additional requirements confirm mitigation measures to resolve potential negative effects, including for cumulative effects, and removes uncertainty from the previous SA.

- 2.33 **Policy EW1d Land north of Hill Rise, Woodstock; EW1e Land north of Banbury Road, Woodstock:** Updated evidence and additional requirements in Policy criteria with regard to traffic and transport, the Blenheim Park SSSI and WHS, landscape and heritage assets. Housing development reduced from 250 to 180 homes for Land north of Banbury Road homes to reflect the landscape and heritage sensitivities and potential cumulative effects. These changes are significant with regard to the SA; the reduction in housing numbers provides mitigation measures to reduce the likely effects of development in a sensitive environment. The further additional requirements indicate that mitigation for potential negative effects on traffic, landscape and heritage will be implemented, thus removing uncertainty from the previous SAs.
- 2.34 **Policy EW2 Eynsham-Woodstock Sub-Area Strategy:** Amendments to text for updating and clarification, including reinstatement of Long Hanborough as a Rural Service Centre and the identification of a Strategic Location for Growth (SLG) north of the A40 near Eynsham - the Oxfordshire Cotswolds Garden Village (OCGV). Additional text scopes the likely issues to be addressed in the Area Action Plan (AAP) that will provide more detailed guidance in respect of the Garden Village, including a more definite figure for the number of dwellings. The options for strategic development were reconsidered and SA findings discussed in Sections 4 & 5 with details in Appendices C & D of the SA Further Addendum Report (Oct 2017).
- 2.35 **Policy BC1 Burford-Charlbury Sub-Area Strategy:** The previously proposed four non-strategic housing allocations (50 homes north of Woodstock Rd Stonesfield; 85 homes east of Burford; 40 homes north of Jeffersons Piece Charlbury; 44 homes south of Milton Rd Shipton under Wychwood) are now proposed to be removed from the Local Plan in recognition of the more restrictive approach to the AONB having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB. Overall level of housing provision reduced from about 1,000 to 774 with an emphasis that this is not a maximum ceiling to development. Policy wording changed from "protection" to "conservation and enhancement" of the Cotswolds AONB. This is significant with regard to the SA - the removal of the four non-strategic housing sites in the AONB area reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1). However, mitigation measures include Policy H2 that provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans. Making explicit requirements for enhancement, including within the Conservation Target Areas, indicates possibilities for positive effects that are likely to be cumulative in the longer term.

- 2.36 **Cumulative Effects & SA of Implementation of the Local Plan as Further Modified:** SEA/SA requires that the implementation of the plan as a whole should be considered through the assessment process. The key change of an uplift in housing from 10,500 to 15,590 new homes up to 2031 was assessed and reported in the SA Addendum (October 2016) [CD10]. The Further Main Modifications now proposed (and subject to screening for their significance through this SA Report) are primarily refinements to reflect discussions at the examination and to address updated evidence. These refinements have addressed previous concerns with regard to some uncertainty of the effectiveness of mitigation measures for negative effects on transport, landscape, and the historic environment. Therefore, overall, the further suggested changes to the Local Plan are likely to have residual positive or neutral effects by confirming the effectiveness and implementation of mitigation and enhancement measures – and these will be cumulative in the longer-term.
- 2.37 More significant changes proposed through the Further Main Modifications (FMMs) are:
- the introduction of a stepped/staged approach to meeting the overall housing requirement, and
 - the proposed removal of the four non-strategic site allocations from the Burford – Charlbury sub-area.
- 2.38 The stepped/staged approach to meeting the housing requirement was investigated through SA and reported in Appendix F of the SA Further Addendum Report (Oct 2017). The SA found little difference between the options for a uniform and a stepped approach to delivery of the housing requirement. With the longer lead-in time for a new village development, there is likely to be less uncertainty for delivery with the stepped approach and major positive effects were confirmed for the stepped approach in respect of housing, communities and employment, when compared with the uniform approach where some uncertainty for delivery remains.
- 2.39 The removal of the four non-strategic housing sites in the AONB area reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans – thus indicating mitigation.

3.0 CONCLUSIONS AND NEXT STEPS

Conclusions

- 3.1 The proposed Further Main Modifications (FMMs) to the West Oxfordshire Local Plan 2031 have been screened for their significance with regard to SA. Most changes are to provide clarification and explanation, and therefore are not significant for SA nor are they likely to give rise to significant environmental effects. Additional criteria in a number of the Site Allocation Policies provide stronger mitigation for traffic effects and promotion of sustainable transport with positive effects; set out requirements with regard to green infrastructure that more clearly acknowledge the inter-relationships between topics for people and wildlife; and provide stronger mitigation measures for sensitive landscape and heritage assets, particularly near the Blenheim WHS.
- 3.2 New and amended Policies EH8-14 provide stronger mitigation and promote enhancement for the historic environment. New Policy EH1a provides specific guidance on development in/near the Cotswold AONB and the removal of four non-strategic site allocations and the windfall allowance from the AONB further confirms a more restrictive approach having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1). However, mitigation is indicated through Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
- 3.3 A clear commitment to the development of an Area Action Plan for the Oxfordshire Cotswolds Garden Village has been made and this will be subject to proportionate SA/SEA at the time, with public consultation. This will address issues and confirm the details including precise housing numbers. Overall, the Further Main Modifications have updated the Plan, clarified guidance for development, and taken account of concerns, in particular, sensitivities of landscape and heritage assets. Overall, these changes have strengthened mitigation measures, removing previous uncertainties in the SA, and confirmed promotion of positive effects.

Next Steps

- 3.4 This SA Further Addendum Report will be subject to a statutory 6-week period of public consultation alongside the proposed Further Main Modifications. The consultation responses received will be considered by the Inspector in producing his final report on the Local Plan. Any comments should be sent to:

Address: Planning Policy Team, West Oxfordshire District Council, Elmfield,
New Yatt Road, Witney OX28 1PB

Email: planning.policy@westoxon.gov.uk

Appendix I: Screening of Further Main Modifications (FMMs) for Significance with regard to SA

Please note that the Initial Proposed Main Modifications (October 2016) arising from the Stage 1 Examination (Nov 2015) were screened and subject to SA, reported October 2016 [CD10] and consulted upon. To take account of discussions during the resumed examination hearing sessions in May and July 2017, consultation on further technical studies and SA in October 2017 and the Inspector's letter of 16 January 2018 (IN029), the District Council has prepared a series of Further Main Modifications (FMMs). These FMMs will be subject to statutory consultation prior to the Inspector issuing his final report. The schedule below screens the FMMs in terms of their potential implications for SA.

Pre-Submission Draft Local Plan (2015) [CD5]	Section of the Local Plan 2031 as proposed to be modified	Further Main Modifications ¹ (February 2018)	Screening - do the changes, deletions and additions significantly affect the findings of the Submission Local Plan SA Report (Feb 2015) [CD2] & SA Addendum Reports [CD10] (Oct 2016) & (Oct 2017); or do they give rise to significant environmental effects?
1. INTRODUCTION			
<i>Not applicable – very minor changes only and no proposed further main modifications of significance in SA/SEA terms</i>			
2. WEST OXFORDSHIRE IN 2016			
<i>Not applicable – very minor changes only and no proposed further main modifications of significance in SA/SEA terms</i>			

¹ Draft indications of changes were provided on the Council's website summer 2017 - <http://www.westoxon.gov.uk/media/1643336/EXAM-022-Summary-Schedule-of-Likely-Proposed-Further-Modifications-August-2017.pdf>

3. WEST OXFORDSHIRE IN 2031 – OUR VISION			
	CO14	Core Objective CO14 rewritten for clarification and to include text on the wider contribution of the high-quality environment to people's quality of life.	Not significant to the SA findings. This acknowledgement of the wider inter-relationships between environmental quality and human health/well-being was an integral element of the SA Framework and assessments.
4. OVERALL STRATEGY			
	Table 4.1	Long Hanborough reinstated as a Rural Service Centre instead of Village. This reflects the position as set out in the pre-submission draft Local Plan 2015. Oxfordshire Cotswolds Garden Village (OCGV) renamed.	Not significant to the SA findings.
	Paragraphs 4.18a – 4.18c	<p>Oxfordshire Cotswolds Garden Village confirmed as a new Rural Service Centre and sets out that this will be taken forward as a 'strategic location for growth' to contribute towards Oxford City's needs and the detailed planning of which will be taken forward through a separate Area Action Plan (AAP).</p> <p>Additional wording to clarify that Burford & Charlbury are constrained by AONB; Bampton & Long Hanborough by their restricted range of services and facilities and thus are suitable for modest development to reinforce their service centre roles. Also, to confirm that two site allocations are proposed at Long Hanborough.</p>	<p>Options for Garden Villages checked, refreshed and new - subject to SA (Oct 2017 Appendix C). The detailed planning for the OCGV will be taken forward through a separate Area Action Plan (AAP) and this will help ensure that positive effects and mitigation measures for potential negative effects are implemented.</p> <p>Site options were subject to refreshed/new SA (Oct 2017).</p> <p>Highlighting more clearly the relative constraints of Bampton, Burford, Charlbury and Long Hanborough should help to ensure that any additional growth is of an appropriate scale and thus help to mitigate any negative effects associated with inappropriate levels of growth.</p>

<p>Policy OS2 – Locating Development in the Right Places</p>	<p>Policy OS2 – Locating Development in the Right Places</p>	<p>Oxfordshire Cotswolds Garden Village confirmed as a new Rural Service Centre and sets out that this will be taken forward as a 'strategic location for growth' to contribute towards Oxford City's needs and the detailed planning of which will be taken forward through a separate Area Action Plan (AAP).</p> <p>Additional wording to clarify that Burford & Charlbury are constrained by AONB; Bampton & Long Hanborough by their restricted range of services and facilities and thus are suitable for modest development to reinforce their service centre roles. Also, to confirm that two site allocations are proposed at Long Hanborough.</p> <p>Clarification that residential proposals will also be assessed against Policy H2 – Delivery of New Homes.</p> <p>Additional criterion added to general principles: In the AONB, give great weight to conserving landscape and scenic beauty and comply with national policy concerning major development.</p>	<p>Options for Garden Villages checked, refreshed and new - subject to SA (Oct 2017 Appendix C). The detailed planning for the OCGV will be taken forward through a separate Area Action Plan (AAP) and this will help ensure that positive effects and mitigation measures for potential negative effects are implemented.</p> <p>Site options were subject to refreshed/new SA (Oct 2017).</p> <p>The additional criterion relating to the AONB will help to further strengthen mitigation measures for potential negative effects on landscape.</p> <p>Highlighting more clearly the relative constraints of Bampton, Burford, Charlbury and Long Hanborough should help to ensure that any additional growth is of an appropriate scale and thus help to mitigate any negative effects associated with inappropriate levels of growth.</p>
	<p>Paragraph 4.44</p>	<p>Paragraph 4.44 – additional text: On larger development sites, phasing of development will generally be required and later phases may be contingent on essential infrastructure being in place. Infrastructure will be secured directly as part of the development, through Section 106 and/or CIL or other mechanisms such as the LTP.</p>	<p>Recognition that phasing of development and related infrastructure requirements may be needed for larger schemes.</p> <p>Not significant with regard to the SA.</p>
<p>Policy OS5 – Supporting Infrastructure</p>	<p>Policy OS5 – Supporting Infrastructure</p>	<p>Clarification of wording such that new development will be required to deliver or contribute towards essential supporting infrastructure; acknowledgement of the potential for phasing on larger development sites.</p>	<p>Further clarification will help to reduce any uncertainties recorded for delivery of supporting infrastructure in the SAs and confirm delivery with positive effects.</p>

5. PROVIDING NEW HOMES			
	Paragraphs 5.21 - 5.23a	<p>Clarification regarding identification of land north of Eynsham as a strategic location for growth (SLG) with commitment to preparation of an Area Action Plan to take forward the detailed planning of the site.</p> <p>Clarification that within the Burford – Charlbury sub-area (which falls predominantly within the Cotswolds AONB), the indicative housing distribution is based on past completions and existing commitments only and that no allowance is made for future speculative 'windfall' development – unlike the other sub-areas which do include a windfall allowance. This does not prevent development coming forward but does reflect a more restrictive approach to development within the AONB in line with national policy and having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB.</p>	<p>Overall, not significant with regard to the SA.</p> <p>The development of the AAP will be subject to proportionate SA/SEA appropriate and relevant to that level of plan-making at the time.</p> <p>The removal of any reliance on windfall development from the sub-area will reduce the potential cumulative & individual negative effects of development on the sensitive landscape, confirming mitigation measures by avoidance. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans – indicating mitigation measures.</p>
Policy H1 – Amount and Distribution of Housing	Policy H1 – Amount and Distribution of Housing	<p>Provision is changed from 'a total' to 'at least' 15,950 homes recognising that there is not a maximum 'ceiling' to development and that the level of provision may exceed the indicative requirement.</p> <p>Indicative distribution numbers amended to update past completions and anticipated future supply in the sub-areas.</p> <p>Policy wording also reduced and simplified to reduce overlap with Policies OS2 and H2.</p>	<p>Updating and clarification that is not significant to the SA. Site options have been tested through SA in an iterative and ongoing way throughout plan-making.</p> <p>The original increase from 2,800 to 5,666 homes in the Eynsham-Woodstock sub-area was tested through SA [CD10]; the findings were checked and refreshed in the SA Further Addendum Report (Oct 2017) – the difference between 5,666 & 5,596 takes</p>

		Additional clarification that further housing allocations may be made through Neighbourhood Plans where these are in accordance with the overall distribution of housing and other relevant policies.	account of the 70-dwelling reduction on the allocation of land north of Banbury Rd, Woodstock (Policy EW1e) which is proposed to be reduced from 250 dwellings to 180 dwellings.
	Paragraph 5.26	Clarification regarding inclusion of C2 uses in housing land supply.	Not significant with regard to the SA.
	New paragraph 5.27a	Amendment to reflect that the Garden Village is proposed to be a broader strategic location for growth (SLG). This is to distinguish it from the other proposed Strategic Development Areas (SDAs). Also to confirm that the number of homes at 2,200 is a working assumption to be firmed up through more detailed work in the form of an Area Action Plan (AAP).	Confirms that the detailed planning of this allocation will be brought through in an Area Action Plan (AAP). The development of the AAP will be subject to proportionate SA/SEA appropriate and relevant to that level of plan-making at the time. Not significant with regard to the SA.
	5.31 – Neighbourhood Plans	Addition to text to confirm that any housing allocation proposed through a neighbourhood plan will need to be in accordance with the overall distribution of housing set out in Policy H1 as well as other relevant plan policies including in particular the general principles set out in Policy OS2. Added for consistency with Policy H1.	Not significant with regard to the SA. Simply confirms that new housing sites brought forward through Neighbourhood Plans would need to be consistent with relevant Local Plan policies – these have been assessed on an iterative basis through the SA process to date.
	Paragraphs 5.33 – 5.34aiii	Provides additional guidance in respect of the Council's approach to windfall development & to support changes to Policy H1 and in particular Policy H2. Numbers for each sub-area updated having regard to past trends and existing commitments; overall windfall numbers reduced from 1,380 to 991 new homes.	The removal of any reliance on windfall development from the Burford – Charlbury sub-area is likely to reduce the potential cumulative & individual negative effects of development on the sensitive landscape, confirming mitigation measures by avoidance. There could be the potential for a minor negative effect by reducing the

		<p>No reliance is placed on windfall development within the Burford-Charlbury sub-area to take account of much of the area being in the Cotswolds AONB, albeit Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated.</p> <p>Additional text added to clarify approach to be taken towards windfall housing proposals within and outside the Cotswolds AONB.</p> <p>New text to confirm the overall level of anticipated housing delivery and how this compares to the overall housing requirement. Also confirms that additional provision may be made through neighbourhood plans. Reference to a potential review of the Local Plan in the event of under-delivery of housing in line with Policy H2.</p>	<p>delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans – indicating mitigation measures.</p> <p>Not significant with regard to the SA. Overall level of housing provision previously assessed through SA process to date.</p>
	New paragraphs 5.34d – 5.34f staged housing requirement	Introduces the proposed application of a 'stepped' or 'staged' housing requirement whereby a lower per annum target for housing is applied initially and then increased over the plan period to enable sufficient time for large, strategic sites to start delivering new homes.	Investigated through SA and reported in Appendix F of the SA Further Addendum Report (Oct 2017).
Policy H2 – Housing Delivery	Policy H2 – Housing Delivery	<p>Table added to reflect the staged approach to housing delivery.</p> <p>Wording changes to clarify requirements including application of the Liverpool (residual) approach to addressing past under-supply and to reflect changes in Policy H1. Commitment to an early plan review in light of any potential consistent under-delivery of new housing post adoption of the Local Plan.</p> <p>Policy also amended to provide additional clarification in terms of the approach to be taken towards proposals for residential</p>	<p>As above in relation to the stepped housing requirement. The other changes to Policy H2 are largely for clarification and consistency purposes and raise no significant issues with regard to the SA.</p> <p>The clarification regarding development of undeveloped land should help to ensure that such proposals are carefully considered and in relation to development in edge of settlement locations, fully justified with</p>

		development on undeveloped land within and on the edge of settlement boundaries.	regard to housing need.
	Updated paragraphs 5.41, 5.46 and 5.50	Clarification in line with national policy and supporting evidence.	Overall, not significant with regard to the SA. Strengthens SA for positive effects with regard to equality & health objectives.
Policy H3 – Affordable Housing	Policy H3 – Affordable Housing	Clarification in line with national policy. Further evidence to support requirements for affordable housing with amended thresholds for application to sheltered housing and extra-care housing.	Overall, not significant with regard to the SA. Strengthens SA for positive effects with regard to equality & health objectives.
	Paragraph 5.83	Additional clarification regarding approach to be taken towards wheelchair user dwellings.	Overall, not significant with regard to the SA. Strengthens SA for positive effects with regard to equality & health objectives.
	New paragraphs 5.86a-5.86d	Additional background/explanatory text added. Also in recognition of the needs of households from the travelling communities who are no longer travelling, the Council will seek to ensure the provision of up to 24 additional pitches for non-travelling Gypsies and Travellers and up to 3 plots for Travelling Showpeople in the period to 2031. This will include consideration of all opportunities including within the strategic location for growth (SLG) and strategic development areas (SDAs) identified in the Local Plan.	Overall, not significant with regard to the SA. Strengthens SA for positive effects with regard to equality objectives.
Policy H4 – Type and Mix of New Homes	Policy H4 – Type and Mix of New Homes	Updating with new Building Regulation requirements (formerly lifetime homes). Additional clarification provided to as to which building regulations requirements will be applied and the approach to be taken towards wheelchair adaptable homes. New text added to explain the level of provision to be made for the needs of households from the travelling community who have ceased to travel in the period to 2031.	Overall, not significant with regard to the SA. Additional sites that come forward for travelling communities who are no longer travelling will be assessed on a case by case basis. Overall, not significant with regard to the SA. Strengthens SA for positive effects with regard to equality objectives.

Policy H6 – Existing Housing	Policy H6 – Existing Housing	Minor change for clarification only.	Not significant with regard to the SA.
	Paragraphs 5.120 – 5.121b	Updating and clarification including in relation to travellers who have permanently ceased to travel.	Not significant with regard to the SA.
Policy H7 – Travelling Communities	Policy H7 – Travelling Communities	Clarification of the future need for accommodation with pitch numbers for gypsies and travellers reduced from 19 to 5 and in relation to delivery of a 5-year housing land supply, expansion and/or intensification reduced from 4 to 1-2 pitches.	Not significant with regard to the SA.
6. SUSTAINABLE ECONOMIC GROWTH			
	Paragraphs 6.18 – 6.27	Text amended to clarify proposed level of employment land provision compared to identified needs including at Witney, Carterton and Chipping Norton. This includes a reduction in the level of provision at Chipping Norton from 9 ha to 5 ha as a result of changes to the extent of the East Chipping Norton SDA's developable area.	Not significant with regard to the SA. Level of employment land provision at the East Chipping Norton SDA considered through further SA addendum report (October 2017).
Policy E1 – Land for Business	Policy E1 – Land for Business	Clarification & updating of anticipated employment land delivery to reflect discussions at examination. Also reference to land west of Down's Road deleted as an area of long-term development potential.	Changes to size of employment land sites not significant with regard to the SA. Level of employment land provision at the East Chipping Norton SDA considered through further SA addendum report (October 2017). Removal of reference to land west of Downs Road has no significant effect as the site is not needed to meet identified needs in the plan period to 2031.
Policy E4 – Sustainable Tourism	Policy E4 – Sustainable Tourism	Minor amendment to text with proposals in the Cotswolds AONB required to enhance (as well as conserve) landscape quality and biodiversity.	Minor change that will confirm positive effects for landscape & biodiversity – not significant at this stage.
	Paragraphs 6.64 and 6.65	Clarification regarding the change of use of local services and community facilities to support proposed changes to Policy E5.	Not significant with regard to the SA.

Policy E5 – Local Services and Community Facilities	Policy E5 – Local Services and Community Facilities	Minor changes to policy wording for clarification only.	Not significant with regard to the SA.
	Paragraphs 6.71 – 6.72a	Additional clarification including new paragraph to explain why town centre boundaries have not been defined for all settlements and as such Policy H5 will be the main consideration for the protection of services and facilities with Policy H6 being used for those settlements that do have defined boundaries.	Not significant with regard to the SA.
	Paragraph 6.80	Additional clarification regarding the Primary Shopping Area. Strengthening of wording in line with proposed changes to Policy E6.	Not significant with regard to the SA.
	Paragraphs 6.82 and 6.83	Amendments to text to clarify approach to be taken towards change of use proposals with particular regard to the need to avoid excessive concentrations of single uses in town centres.	Not significant with regard to the SA.
Policy E6 – Town Centres	Policy E6 – Town Centres	Changes to strengthen the approach towards change of use proposals for town centre uses and other proposals that may result in the loss of retail (A1) and other Town Centre uses. Policy also clarified and additional text added in relation to the avoidance of excessive concentrations of single uses.	Not significant with regard to the SA.
7. TRANSPORT AND MOVEMENT			
	Paragraph 7.40	Additional text added to clarify the strategic highway infrastructure projects required for Carterton and to highlight the impact of cumulative growth.	Not significant with regard to the SA. Clarification only and these requirements are already identified in Policy T2.
	Paragraph 7.43a – 7.43b	Additional text inserted to emphasise the requirement for a new eastern link road to be provided through the East Chipping Norton (Tank Farm) SDA). Potential benefits in terms of air quality improvements clarified and caveated and additional reference added to the need for complementary measures.	Not significant with regard to the SA. Clarification only and the requirement for the Eastern Link road is already identified in Policy T2. Implications of the East Chipping Norton SDA already tested in detail through the SA process to date.

	Paragraphs 7.43c and 7.43g	Additional text included to clarify strategic highway infrastructure requirements for Eynsham.	Not significant with regard to the SA. Clarification only and the requirement for the Western Spine road is already identified in Policy T2.
Policy T2 – Highway Improvement Schemes	Policy T2 – Highway Improvement Schemes	Provision of additional, updated information on strategic highway projects. Identification & safeguarding of necessary strategic highway improvements for the Cotswolds Garden Village will be through the Area Action Plan (AAP) process.	Minor changes for clarification and not significant with regard to the SA. The AAP will be subject to SA/SEA – proportionate and relevant to that level of planning.
8. ENVIRONMENTAL & HERITAGE ASSETS			
	Paragraphs 8.3 and 8.4	Additional text added to emphasise the importance of the Cotswolds AONB and the statutory duty placed on all public bodies to have regard to the purpose of conserving and enhancing the natural beauty of the area. Additional reference to position statements produced by the AONB Board as being material considerations in the determination of planning applications.	Not significant with regard to the SA.
	New Policy EH1a Cotswold AONB	New policy regarding the AONB emphasising that great weight will be given to conserving and enhancing the area's natural beauty, landscape and countryside including its wildlife and heritage. Also setting out requirements including material considerations such as the AONB Management Plan, national policy & guidance, and the great weight afforded to the AONB for affordable housing and small scale renewable energy developments.	New Policy makes explicit the requirements with regard to any development in the AONB or affecting its setting. This specific clarification will strengthen the conservation & enhancement of the area's landscape, including its wildlife and heritage - ensuring mitigation measures are implemented to avoid/reduce any likely negative effects. Overall, not significant for the SA.
Policy EH1 – Landscape	Policy EH1 – Landscape	Reference to AONB deleted from policy as a consequence of new Policy EH1a. Also, additional Policy paragraph: Proposed	The additional text will strengthen the mitigation measures, removing any

Character	Character	development should avoid causing pollution, especially noise and light, which has an adverse impact upon landscape character and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality, reversing existing pollution where possible.	uncertainty, with regard to negative effects on landscape character for noise and light pollution – positive effects.
	Paragraphs 8.21 – 8.22	Amendment to text to clarify approach to development affecting ecologically important areas including the need to follow the mitigation hierarchy of avoidance, mitigation and compensation. Text also amended to require development proposals to demonstrate a net gain in biodiversity.	The additional specificity and clarity will strengthen the SA findings with regard to positive effects & mitigation of negative effects – overall enhancement of potential cumulative positive effects in the longer term.
Policy EH2 – Biodiversity	Policy EH2 – Biodiversity and Geodiversity	Title of policy amended to include reference to geodiversity, additional reference to plantations on ancient woodland sites, achievement of aims and objectives for Conservation Target Areas (CTAs) and Nature Improvement Areas (NIAs). Additional Policy text specifying requirements for adequate ecological survey information demonstrating a net gain where possible; requirement for Biodiversity Impact Assessment Calculator based on Defra offsetting guidance required for major applications.	The additional specificity and clarity will strengthen the SA findings with regard to positive effects & mitigation of negative effects – overall enhancement of potential cumulative positive effects in the longer term.
Policy EH3 – Public Realm and Green Infrastructure	Policy EH3 – Public Realm and Green Infrastructure	New text providing more explanation about definitions and applications of green infrastructure to help ensure its multi-functionality for people and wildlife. Criteria for new development strengthened and clarified with additional reference to urban greening, green and grey infrastructure, and lighting. Text relating to open space, sports and recreational buildings deleted and moved to new Policy EH3a (see below).	The additional specificity and clarity will strengthen the SA findings with regard to positive effects & mitigation of negative effects – particularly with regard to inter-relationships between topics.

Policy EH3 – Public Realm and Green Infrastructure	Policy EH3a Sport, Recreation and Children's Play	Wording moved from EH3 to new Policy EH3a.	Not significant with regard to the SA.
	Paragraphs 8.35 – 8.37	Additional clarification in line with national policy as well as additional background information in support of Policy EH4.	Not significant with regard to the SA.
	Paragraph 8.43	Additional clarification in line with national policy as well as additional background information in support of Policy EH4.	Not significant with regard to the SA.
Policy EH4 - Decentralised and renewable or low carbon energy development	Policy EH4 - Decentralised and renewable or low carbon energy development (excepting wind turbines)	Minor amendments to ensure consistency with national policy regarding wind and solar power. Clarification regarding requirements in relation to energy feasibility assessments and consideration of decentralised energy systems.	Not significant with regard to the SA.
Policy EH6 – Environmental Protection	Policy EH6 – Environmental Protection	Additional clarification regarding lighting proposals and responsibilities for waste management and planning.	Not significant with regard to the SA.
	Paragraphs 8.76 - 8.93	Extensive new and amended text in relation to the historic environment, explaining in more detail the approach to be taken towards designated and non-designated heritage assets and conservation and enhancement of the historic environment in West Oxfordshire. Also, to achieve greater consistency with national policy and to explain the range of proactive measures to be taken to improve the understanding of the District's historic environment.	Significant. Additional detail and explanation will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing any uncertainty, and with overall cumulative positive effects for SA objective number 14.
Policy EH7 – Historic Environment	Policy EH7 – Historic Environment	Policy extensively reformatted and rewritten to reflect examination discussions including hierarchy of sensitivity of heritage assets and weighting with mitigation hierarchy.	Significant. Additional detail and explanation will strengthen the SA findings with regard to mitigation of negative effects

		Provides more clarification and explanation.	for the historic environment, reducing any uncertainty, and with overall cumulative positive effects for SA objective number 14.
N/A	Policy EH8 Conservation Areas	New policy providing detailed guidance and requirements for proposals for development in a Conservation Area or affecting the setting of a Conservation Area – to reflect discussions at examination and representations from Historic England who have sought individual policies on different elements of the historic environment to ensure greater clarity and levels of protection.	Significant. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.
N/A	Policy EH9 – Listed Buildings	Detailed guidance and requirements for proposals for development to a Listed Building or affecting the setting of a Listed Building – to reflect discussions at examination and ongoing discussion with Historic England.	Significant. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.
N/A	Policy EH10 – Traditional Buildings	New Policy regarding conversion, extension or alteration of traditional buildings.	Overall not significant with regard to the SA findings.
N/A	Policy EH11- Historic Landscape Character	New Policy provides explicit guidance and requirements for development proposals that affect historic character.	Significant. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.
N/A	Policy EH12- Registered Historic Parks & Gardens	New Policy provides explicit guidance and requirements for development proposals that affect registered historic parks and gardens.	Overall not significant with regard to the SA findings.
N/A	Policy EH13 – Scheduled Monuments & Other Nationally Important Archaeological	New Policy provides explicit guidance and requirements for development proposals that affect Scheduled Monuments or non-scheduled archaeological remains.	Significant. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.

	Remains		
N/A	EH14 Non-Designated Heritage Assets	Detailed guidance and requirements for proposals for development that would affect directly or indirectly non-designated assets – clarification and explanation.	Significant. Will strengthen the SA findings with regard to mitigation of negative effects for the historic environment, reducing uncertainty, and with overall cumulative positive effects for SA objective number 14.
9. STRATEGY AT THE LOCAL LEVEL - WITNEY SUB-AREA			
Policy WIT1 – East Witney SDA	Policy WIT1 – East Witney SDA	Criterion c - additional wording to clarify requirements with regard to mitigating the impacts of traffic & promoting sustainable transport.	Clarification will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; positive effects for sustainable transport.
Policy WIT2 – North Witney SDA	Policy WIT2 – North Witney SDA	Criterion c - additional wording to clarify requirements with regard to mitigating the impacts of traffic & promoting sustainable transport. Criterion d – minor amendment to clarify proposed approach towards primary school provision.	Clarification will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; positive effects for sustainable transport, and education and training.
N/A	Policy WIT2a – Woodford Way Car Park, Witney	New criterion c with additional wording to clarify requirements with regard to mitigating the impacts of traffic & promoting sustainable transport.	Clarification will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; positive effects for sustainable transport.
N/A	Policy WIT2b – Land west of Minster Lovell	Housing allocation increased from previously proposed numbers of 85 to 125 homes. Criterion c amended to ensure adequate consideration is given to the setting of the AONB. Criterion g amended to include new text to clarify requirements with regard to mitigating the impacts of traffic & promoting sustainable transport.	The increase in the number of homes on land west of Minster Lovell from 85 to 125 is unlikely to have a significant effect in landscape terms over and above that already assessed through the SA, because the intention is to achieve this increase through higher density of development and only a very slight increase in the extent of the developable area of the site. Clarification will strengthen the SA findings for effects on traffic and protected

			landscapes, confirming effectiveness of mitigation measures; promoting positive effects for sustainable transport.
	Paragraphs 9.2.66 – 9.2.67	Additional reference to the historic significance and special qualities of the Witney Conservation Area added to text. Additional emphasis on enhancing the market town character and ensuring that the historic centre remains attractive. Also reference to town centre improvements including the public realm. Reflects discussions held during the examination hearing sessions in 2017.	Not significant with regard to the SA findings.
Policy WIT3 – Witney Town Centre Strategy	Policy WIT3 – Witney Town Centre Strategy	Additional text for clarification and to ensure greater consistency with Policy E6 – Town Centres.	Not significant to the findings of the SA.
Policy WIT4 – Witney Sub-Area Strategy	Policy WIT4 – Witney Sub-Area Strategy	<p>Policy amended to reference updated anticipated housing delivery for the sub-area from previously proposed 4,400 to 4,702 new homes; employment land amended to reflect updated information from 10ha to 8ha. Additional emphasis that the 4,702 dwelling figure is not a maximum ceiling to development.</p> <p>Removal of reference to land to west of Down's Road previously identified as an area of future long term development potential. This reflects discussions during the hearing sessions in 2017.</p> <p>Additional paragraphs to require maximisation of opportunities for enhancements within Conservation Target Areas; and making explicit requirements for creating & strengthening green infrastructure. This reflects discussions during the hearing sessions in 2017.</p>	<p>Overall, potential minor increase in cumulative effects - positive and negative – through enhanced housing numbers for this sub-area; strong mitigation measures for potential negative effects provided through other Plan Policies.</p> <p>Additional text will strengthen the SA findings for effects on historic environment, landscape character, confirming effectiveness of mitigation measures, with positive effects particularly with regard to inter-relationships between topics for green infrastructure.</p>

9. STRATEGY AT THE LOCAL LEVEL – CARTERTON SUB-AREA			
Policy CA1 – REEMA Central SDA	Policy CA1 – REEMA North & Central	Criteria b and e amended with additional wording to clarify requirements with regard to mitigating the impacts of traffic.	Clarification will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures.
N/A	Policy CA1a - Land at Milestone Road, Carterton	Criterion c specifies detailed requirements re mitigating impacts of traffic and provision of sustainable transport network with good connectivity.	Clarification will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; requirements for provision of sustainable transport is likely to have positive effects for SA objective no 6.
N/A	Policy CA1b – Land at Swinbrook Road, Carterton	Criterion b specifies detailed requirements re mitigating impacts of traffic and provision of sustainable transport network with good connectivity.	As above.
	Paragraphs 9.3.60 – 9.3.62	Minor amendments to provide clarification in relation to employment land commitments and requirements at Carterton.	Not significant with regard to the SA.
	Paragraphs 9.3.81 – 9.3.82	Minor amendments in relation to the Town Centre to ensure consistency with Policy E6 – Town Centres.	Not significant with regard to the SA.
Policy CA2 – Carterton Town Centre Strategy	Policy CA2 – Carterton Town Centre Strategy	Minor changes for clarification and to ensure consistency with Policy E6 – Town Centres.	Not significant with regard to the SA.
Policy CA3 – Carterton Sub-Area Strategy	Policy CA3 – Carterton Sub-Area Strategy	<p>Anticipated housing delivery for this sub-area increased from 2,600 to 2,680 new homes. Additional emphasis that the 2,680 dwelling figure is not a maximum ceiling to development.</p> <p>Additional paragraphs to require maximisation of opportunities for enhancements within Conservation Target Areas; and making explicit supporting infrastructure requirements including transport, health, green infrastructure & community facilities.</p>	Additional text will strengthen the SA findings for effects on historic environment, landscape character, confirming effectiveness of mitigation measures, with positive effects particularly with regard to inter-relationships between topics for green infrastructure.

9. STRATEGY AT THE LOCAL LEVEL - CHIPPING NORTON SUB-AREA			
	Paragraphs 9.4.43 – 9.4.49	<p>Clarification added regarding potential diversion of HGV movements and to emphasise the delivery of a new eastern link road as part of the East Chipping Norton SDA.</p> <p>Additional emphasis on the need to take account of healthcare capacity and to require development of the East Chipping Norton SDA to be led by an agreed masterplan.</p>	<p>Not significant with regard to the SA.</p> <p>Clarification will strengthen the SA findings for effects on health and other issues including transport as a result of greater co-ordination of development through an agreed masterplan.</p>
Policy CN1 – East Chipping Norton SDA	Policy CN1 – East Chipping Norton SDA	<p>Housing for the SDA amended from 1,400 to 1,200 new homes in light of discussions during the examination hearings in 2017. Criterion d amended to include new text on requirements with regard to mitigating the impacts of traffic and provision of sustainable transport network with good connectivity; eastern link road must be an integral part of the proposed SDA.</p> <p>New criterion p making explicit that health care provision & capacity will need to be taken into account in masterplanning.</p> <p>New criterion q added to refer to potential replacement/re-provision of any allotments lost as a result of the planned development of the East Chipping Norton SDA.</p>	<p>Clarification will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; requirements for provision of sustainable transport is likely to have positive effects for SA objective no 6.</p> <p>Additional text on health care capacity confirms specific strong mitigation measures with regard to any uncertainty for effects on SA Objective 2.</p>
Policy CN2 – Chipping Norton Sub-Area Strategy	Policy CN2 – Chipping Norton Sub-Area Strategy	<p>Overall anticipated housing delivery amended from previously proposed 2,400 to 2,047 homes. Emphasis added that this is not a maximum ceiling to development.</p> <p>Additional paragraphs to require maximisation of opportunities for enhancements within Conservation Target Areas; and making explicit supporting infrastructure requirements including transport, health, green infrastructure & community facilities.</p>	<p>Additional text will strengthen the SA findings for effects on historic environment, landscape character, confirming effectiveness of mitigation measures, with positive effects particularly with regard to inter-relationships between topics for green infrastructure.</p>

9. STRATEGY AT THE LOCAL LEVEL - EYNSHAM-WOODSTOCK SUB-AREA

	Paragraphs 9.5.40a – 9.5.40c	Garden Village identified as a broad location for growth – SLG – that will accommodate a new rural service centre although this is a change of terminology to reflect discussions during the hearing sessions in 2017 and is not a new site allocation.	Not significant with regard to the SA. Reference to the Strategic Location for Growth (previously Strategic Development Area) is a change of terminology to reflect discussions during the hearing sessions in 2017 and is not a new site allocation. The proposed AAP will in any case be subject to SA/SEA at the appropriate level and time.
	Paragraph 9.5.40d – 9.5.40r	Additional text scopes the likely issues to be addressed in the Area Action Plan (AAP) that will provide more detailed guidance in respect of the Garden Village, including a more definite figure for the number of dwellings. Text also amended to provide additional explanation regarding existing uses within the garden village site as well as the existence of some sand and gravel deposits. Additional reference to the alignment of highway and access considerations with the proposed park and ride and development west of Eynsham. Additional reference to the preparation of a separate Infrastructure Delivery Plan to guide future growth at Eynsham.	Not significant with regard to the SA. The proposed AAP will be subject to SA/SEA at the appropriate level and time.
N/A	Policy EW1a – Oxfordshire Cotswolds Garden Village SLG	Terminology for the Oxfordshire Cotswolds Garden Village (OCGV) changed from SDA to SLG; commitment to an Area Action Plan (AAP) that will address detailed planning issues; 2,200 homes confirmed as a working assumption until the AAP confirms a more definitive figure.	Not significant with regard to the SA. Reference to the Strategic Location for Growth (previously Strategic Development Area) is a change of terminology to reflect discussions during the hearing sessions in 2017 and is not a new site allocation. The AAP will be subject to proportionate SA at

		<p>Amendments to criterion g to include new text on requirements with regard to mitigating the impacts of traffic, including providing good linkages to Hanborough Station, the proposed Park & Ride to Eynsham, and enhancing Hanborough Station as a transport interchange.</p> <p>Additional text in criterion k with regard to creation and enhancement of green infrastructure.</p> <p>New criterion q to safeguard the existing aggregate recycling facility, and the sand/gravel deposits where appropriate having regard to the MWLP.</p>	<p>the relevant time.</p> <p>Additional text for clarification of specific requirements will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; confirm positive effects for sustainable transport and SA Objective No 6.</p> <p>Additional text with positive effects particularly with regard to inter-relationships between topics for green infrastructure.</p> <p>Additional text for minerals safeguarding confirms mitigation effectiveness, removing any uncertainty.</p>
	Paragraphs 9.5.40x – 9.5.40y	Supporting text added to explain potential traffic benefits of proposed western spine road and also the need for integrated highway and access arrangements that take account of the proposed park and ride and Garden Village. Also, to emphasise the importance of potential impact on the scheduled monument that adjoins the south of the site.	Additional text for clarification of specific requirements will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; confirm positive effects for sustainable transport and SA Objective No 6.
N/A	Policy EW1b West Eynsham SDA	New criterion e on the provision of other supporting transport infrastructure, including mitigating the impact of traffic associated with the development; appropriate consideration of the proposed park and ride, wider A40 improvements and the Oxfordshire Cotswolds Garden Village SLG; the provision of appropriate financial contributions towards LTP4 transport schemes such as the A40 Strategy; provision of appropriate public transport (services and infrastructure) serving the site; and provision of a comprehensive network for pedestrians and cyclists with good connectivity provided to adjoining areas, including the Proposed Park and Ride, Eynsham Village, the Oxfordshire Cotswolds Garden Village, Hanborough Station and into the surrounding countryside.	Additional text for clarification of specific requirements will strengthen the SA findings for effects on traffic and confirm effectiveness of mitigation measures; confirm positive effects for sustainable transport and SA Objective No 6.

		<p>Criterion i requires maximising opportunities to create & strengthen green infrastructure.</p> <p>Criterion j amended to ensure that access arrangements and the alignment of the western spine road take into account potential impact on the adjoining scheduled monument to ensure that any unavoidable harm or loss is minimised, as far as possible mitigated and justified in accordance with Policy EH13.</p>	<p>Additional text with positive effects particularly with regard to inter-relationships between topics for green infrastructure.</p> <p>Additional text with positive effects particularly with regard to the historic environment.</p>
	Paragraph 9.5.41j	Additional evidence explained in supporting para 9.5.41j re landscape & heritage impacts.	Confirms effectiveness of mitigation measures for potential negative effects on important heritage assets and landscape sensitivity, reducing uncertainty.
N/A	Policy EW1c Land East of Woodstock	<p>Clarification in respect of requirements to protect, promote & conserve the Blenheim Palace WHS and its setting in criterion b; details of requirements to mitigate landscape, visual & heritage impacts in criterion c.</p> <p>New criterion d on transport guidance - as above for EW1b</p> <p>Additional criterion f - the developer will be required to provide an assessment of any impacts on Blenheim Park SSSI, particularly in terms of air quality or hydrological impacts, in relation to this specific site and the cumulative impact of the three allocated sites in Woodstock.</p>	<p>Confirms effectiveness of mitigation measures for potential negative effects on important heritage assets and landscape sensitivity, reducing uncertainty.</p> <p>As above for EW1b - traffic & sustainable transport effects – confirms mitigation measures, and positive effects for sustainable transport.</p> <p>New criterion with specific requirements to address impacts on the SSSI and including cumulative impacts confirms mitigation measures to resolve negative effects including for cumulative effects, and removes any uncertainty.</p>
	Paragraph 9.5.41p and 9.5.41q	Updated evidence in relation to landscape and heritage impact explained in supporting text.	Confirms effectiveness of mitigation measures for potential negative effects on important heritage assets and landscape sensitivity, reducing uncertainty.

N/A	Policy EW1d Land north of Hill Rise, Woodstock	Additional text in criteria b and c with regard to landscape and heritage assets – as for Policy EW1c. New criterion e for traffic & transport effects- as above for EW1b New criterion h re impacts for Blenheim Park SSSI – as above for Policy EW1c	As above for Policy EW1c. As above for EW1b for traffic & transport effects. As above for EW1c for air quality & hydrological effects.
	Paragraph 9.5.41u and 9.5.41ui	Updated evidence explained in supporting text and previously proposed 250 homes reduced to 180 homes to reflect the landscape & heritage sensitivities, and potential cumulative effects.	Overall, significant for the SA. The reduction in housing from 250 to 180 reflects updated evidence and takes account the sensitivity of the landscape & heritage environments, including cumulative effects; provides mitigation measures and removes any uncertainty from previous SA. Could potentially reduce heritage effects to a minor negative (from major negative) although this is uncertain prior to more detailed project level studies.
N/A	Policy EW1e Land north of Banbury Rd, Woodstock	Reduction in number of proposed dwellings from 250 to 180 to take account of landscape and heritage evidence. New criterion c - as above for EW1b re traffic & transport	Overall, significant for the SA. The reduction in housing from 250 to 180 reflects updated evidence and takes account the sensitivity of the landscape & heritage environments, including cumulative effects; provides mitigation measures and removes any uncertainty from previous SA. Could potentially reduce heritage effects to a minor negative (from major negative) although this is uncertain prior to more detailed project level studies. As above for EW1b for traffic & transport effects.

		<p>Clarification in respect of requirements to protect, promote & conserve the Blenheim Palace WHS in criterion e; details of requirements to mitigate landscape, visual & heritage impacts in criterion f.</p> <p>New criterion h - as above for EW1c with regard to assessment of impacts on the Blenheim Park SSSI.</p>	<p>As above for EW1c and mitigating effects on landscape & heritage, including cumulative effects – uncertainty removed.</p> <p>As above for EW1c and mitigating cumulative effects on the SSSI.</p>
N/A	Policy EW1f Land at Myrtle Farm, Long Hanborough	<p>New criterion b - as above for EW1b – on traffic & transport</p> <p>New criterion h to conserve & enhance the Millwood End Conservation Area.</p>	<p>As above for EW1b for traffic & transport effects</p> <p>Confirms mitigation measures, removing any uncertainty from previous SA.</p>
N/A	Policy EW1g – Land at Oliver's Garage, Long Hanborough	Additional requirements for traffic & transport in criterion e – as above for EW1b	As above for EW1b for traffic & transport effects
N/A	Policy EW1h – Former Stanton Harcourt Airfield	<p>Additional requirements for traffic & transport in criterion b – as above for EW1b</p> <p>New criterion I - conservation or enhancement of the special interest, character and appearance of the Conservation Area and significance of the adjoining Devil's Quoits scheduled monument and undertaking of an archaeological investigation of the site.</p>	<p>As above for EW1b for traffic & transport effects</p> <p>Additional specific requirements confirm mitigation measures for any negative effects on the historic environment and remove uncertainty.</p>
	Paragraph 9.5.51	Minor clarification regarding the loss of shops and other town centre uses in accordance with Policy E6.	Not significant with regard to the SA.
Policy EW1 – Blenheim World Heritage Site	Policy EW1 – Blenheim World Heritage Site	Minor amendment to refer to the outstanding universal value of the Blenheim Palace World Heritage Site (WHS).	Not significant with regard to the SA.

Policy EW2 Eynsham- Woodstock Sub- Area Strategy	Policy EW2 Eynsham- Woodstock Sub- Area Strategy	Amendments for updated information included change from about 5,550 to 5,596 new homes with an emphasis that this is not a maximum ceiling to development; change from SDA to SLG with detailed guidance to be taken forward through an AAP. Additional text with requirements for enhancing the Conservation Target Areas, and green infrastructure.	As above with regard to the AAP and SA. Additional text on CTAs and green infrastructure confirms likely mitigation and enhancement possibilities with positive effects.
9. STRATEGY AT THE LOCAL LEVEL - BURFORD-CHARLBURY SUB-AREA			
	Paragraphs 9.6.25 – 9.6.27	Minor amendment in relation to development within the Cotswolds AONB in line with national policy. Consequential amendments to remaining text.	Not significant with regard to the SA.
	New paragraphs 9.6.29a – 9.6.30	New text added to explain the approach to be taken towards future housing provision within the Burford – Charlbury sub-area much of which falls within the Cotswolds AONB. This includes the fact that no allowance will be made for windfall development to reflect the more restrictive approach to development that applies in the AONB having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB. In relation to proposals for development on undeveloped land on the edge of towns and village, specific evidence of local need will be required together with consistency with other plan policies.	Significant with regard to the SA. This more restrictive approach to development is likely to reduce the number of new homes provided within this sub-area thereby having both potential positive and negative effects. The removal of any reliance on windfall development from the sub-area will reduce the potential cumulative and individual negative effects of development on the sensitive landscape, confirming mitigation measures by avoidance. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Paragraph 9.6.34	Minor amendment in relation to development within the Cotswolds AONB in line with national policy and the treatment	The removal of any reliance on windfall development from the sub-area will reduce

		of speculative 'windfall' proposals for new housing.	the potential cumulative and individual negative effects of development on the sensitive landscape, confirming mitigation measures by avoidance. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Paragraph 9.6.34a	Reference to four non-strategic site allocations deleted.	Significant with regard to the SA. The removal of the four non-strategic housing sites in the AONB area reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Paragraphs 9.6.34b – 9.6.34i	Deletion of text relating to non-strategic allocation of land north of Woodstock Road, Stonesfield	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.

	Policy BC1a – Land North of Woodstock Road, Stonesfield	Deletion of non-strategic allocation of land north of Woodstock Road, Stonesfield	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Paragraphs 9.6.34j – 9.6.34q	Deletion of text relating to non-strategic allocation of land east of Burford	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Policy BC1b – Land East of Burford	Deletion of non-strategic allocation of land east of Burford	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.

	Paragraphs 9.6.34r – 9.6.34w	Deletion of text relating to non-strategic allocation of land north of Jeffersons Piece, Charlbury	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Policy BC1c – Land north of Jeffersons Piece, Charlbury	Deletion of non-strategic allocation of land north of Jeffersons Piece, Charlbury	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Paragraphs 9.6.34x – 6.3.35d	Deletion of text relating to non-strategic allocation of land south of Milton Road, Shipton under Wychwood	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.

	Policy BC1d – Land South of Milton Road, Shipton under Wychwood	Deletion of non-strategic allocation of land south of Milton Road, Shipton under Wychwood	Significant with regard to the SA. Removal of the site reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.
	Paragraph 9.6.46	Amendment to clarify definition of Town Centre boundary for Burford and application of Policy E6.	Not significant with regard to the SA.
Policy BC1 Burford-Charlbury Sub-Area Strategy	Policy BC1 Burford-Charlbury Sub-Area Strategy	<p>The previously proposed four non-strategic housing allocations (50 homes north of Woodstock Rd Stonesfield; 85 homes east of Burford; 40 homes north of Jeffersons Piece Charlbury; 44 homes south of Milton Rd Shipton under Wychwood) are now proposed to be removed from the Local Plan in recognition of the more restrictive approach having regard to the overall requirement for new housing in the District and the extent to which it can be met outside the AONB. Overall level of housing provision reduced from about 1,000 to 774 with an emphasis that this is not a maximum ceiling to development.</p> <p>Policy wording changed from “protection” to “conservation and enhancement” of the Cotswolds AONB; New Policy clause for maximising opportunities for enhancements within the Conservation Target Areas (CTAs).</p>	<p>Significant with regard to the SA. The removal of the four non-strategic housing sites in the AONB area reduces likely significant negative effects through avoidance in the mitigation hierarchy. There could be the potential for a minor negative effect by reducing the delivery of new housing in this area (SA objective 1) although Policy H2 provides for windfall housing development in the AONB where the need for it can be demonstrated and also allows for sites to be identified through Neighbourhood Plans.</p> <p>Making explicit requirements for enhancement, including within the CTAs, indicates possibilities for positive effects that are likely to be cumulative in the longer term.</p>