



WEST OXFORDSHIRE
DISTRICT COUNCIL

**West Oxfordshire District Council
Local Plan**

**Pre-Submission Draft
Sustainability Appraisal Report**

February 2015

enfusion



West Oxfordshire District Council Local Plan

Pre-Submission Draft Sustainability Appraisal Report

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1.0 Introduction

Sustainability Appraisal

- 1.1 Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan under section 19 (5) of the Planning and Compulsory Purchase Act 2004 ('the Act'). The SA process provides the opportunity to consider reasonable options or alternatives in which the plan can contribute to improving environmental, social and economic conditions as well as providing the opportunity to identify and mitigate any potential adverse effects that the plan might otherwise have had. It helps the local planning authority to meet the more general requirement under section 39 of the Act which is to prepare a Local Plan "*with the objective of contributing to the achievement of sustainable development.*"
- 1.2 Government Policy advises that "*a Sustainability Appraisal which meets the requirements of the European Directive on strategic environmental assessment [(the SEA Directive)] should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors*" (Paragraph 165 National Planning Policy Framework, 2012). The SEA Directive has been transposed into English law through the Environmental Assessment of Plans and Programmes Regulations 2004 (commonly referred to as the 'SEA Regulations').
- 1.3 SA/ SEA is an ongoing and iterative process where the assessment occurs over the various stages of plan making. The National Planning Practice Guidance (2014) outlines the stages of SA work that need to be carried out as the Local Plan is being prepared:
- Stage A: Setting Context and Objectives, establishing the Baseline and Deciding the Scope
 - Stage B: Developing and Refining Alternatives and Assessing Effects
 - Stage C: Preparing the SA Report
 - Stage D: Publish and Consult on the SA Report and the Local Plan
 - Stage E: Post Adoption Report and Monitoring

Background to the Local Plan and SA

- 1.4 West Oxfordshire District Council is preparing a Local Plan to guide future development in the Local Authority area. The Local Plan will set out an overall strategy to guide development across the District in the period up to 2031. The Local Plan is likely to be subject to an early review to take account of unmet housing need arising from Oxford City. This will also provide the opportunity to address smaller housing sites including provision for travelling communities.
- 1.5 In accordance with the requirements of the Planning and Compulsory Purchase Act 2004 and the National Planning Policy Framework 2012, 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. The plan-making and SA/SEA processes to date are summarised in the table below:

Table 1.1: Local Plan and SA/SEA documents

Local Plan Stage and Documents Consultation	SA/SEA Stage and Documents Consultation
	Draft SA Scoping Report Sent to statutory consultees and wider stakeholders for 5 weeks consultation from 23 rd March to 27 th April 2007
	Final SA Scoping Report July 2007
Issues and Options Consultation Document Public consultation March to May 2008	Updated SA Scoping Report February 2008 No changes to key sustainability issues or SA Framework therefore no further consultation
Core Strategy so far: Interim position statement. Public consultation 20 th February to 6 th April 2009	Updated SA Scoping Report December 2009 No changes to key sustainability issues or SA Framework therefore no further consultation
Core Strategy Preferred Approach Public consultation 5 th February to 22 nd March 2010	Core Strategy Preferred Approach SA Report Public consultation 5 th February to 22 nd March 2010
Draft Core Strategy Public consultation 24 th January to 11 th March 2011	Draft Core Strategy SA Report Public consultation 24 th January to 11 th March 2011
Draft Local Plan Public Consultation 07 th November to 19 th December 2012	Draft Local Plan SA Report Public Consultation 07 th November to 19 th December 2012
Focussed Consultation Document Public Consultation 8 th August – 19 th September 2014	Focussed Consultation SA Report Public Consultation 8 th August – 19 th September 2014
Pre-Submission Draft Local Plan Public Consultation March to April 2015	Pre-Submission Draft SA Report (this report) Public Consultation March to April 2015

- 1.6 The Council announced in 2013 that formal publication of the Pre-Submission Draft Local Plan would be deferred until further work had been carried out to consider housing needs across Oxfordshire. A Strategic Housing Market Assessment (SHMA) for Oxfordshire was published in April 2014, which identified the overall need for housing in Oxfordshire to 2031¹. In light of the

¹ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd. Available online: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

findings of the SHMA, the Council reconsidered options for the overall level of housing growth proposed during the life of the Plan and re-appraised the overall strategy and sites needed to deliver the increased housing requirement, which was presented in the Focussed Consultation Document published in July 2014.

- 1.7 To take account of this updated evidence and as part of the on-going and iterative SA process, a fresh and independent SA of alternatives for the level of growth, distribution and Strategic Development Areas was carried out by Enfusion Ltd. The findings of the SA were presented in the Focussed Consultation SA Report (July 2014) and helped to inform the Council's decision-making process. The SA Report (July 2014) accompanied the Focused Consultation Document on public consultation in August 2014.
- 1.8 The emerging Pre-Submission Draft Local Plan reflects the proposed changes to the overall level of housing growth and sites as well as the consultation responses received on the Focused Consultation Document.

Purpose and Structure of this SA Report

- 1.9 This report builds on the Focused Consultation SA Report published in July 2014 and sets out the findings of the further SA work carried out in 2014. It also considers the changes made to the Plan since the Draft Local Plan was published in 2012 and how these affect the findings of the previous SA work. This report should therefore be read in conjunction with the Draft Local Plan SA Report published in November 2012. Following this introductory Section 1, this report is structured into five further sections:
- Section 2 explains the approach taken to SA and details the methods used for each stage and each element of the developing Local Plan;
 - Section 3 describes the characteristics of the Local Plan area, setting out the updated baseline conditions and the policy context, together with an indication of how the area might develop without the Local Plan. Details of the updated baseline information and plans and programmes review are provided separately in Appendices I and II;
 - Section 4 sets out the history of the SA of alternatives and options assessment to date, which includes the progression of strategic development areas through the Local Plan. It also provides a summary of the findings of the fresh and independent appraisal of strategic options/alternatives and sets out the reasons for their selection or rejection in plan-making;
 - Section 5 considers the changes to the Local Plan and how these affect the findings of the previous SA work; and
 - Section 6 sets out the overall summary findings and next steps for the Local Plan and the SA.

2.0 Appraisal Methods

Scoping the Key Sustainability Issues and the SA Framework

- 2.1 During the early stages of the Local Plan preparation in 2007, relevant plans and programmes (PP) were reviewed and baseline information was gathered and analysed by Officers to help identify the issues, problems and opportunities for the area (further detailed in the following Section 3). The details of this analysis were reported in the technical Appendices to the Final Scoping Report 2007.²
- 2.2 A Framework of SA Objectives and decision-aiding questions was developed from the key issues identified in 2007 as part of the scoping work. This framework aims to promote and/or protect sustainability factors that are relevant to the Local Plan area and its timescale for implementation. It forms the basis against which emerging elements of the Local Plan are appraised using both quantitative and qualitative assessment respectively from the evidence base and professional judgment.
- 2.3 The Draft Scoping Report set out the process undertaken and it was subject to consultation with the statutory bodies and wider stakeholders. Following the consultation period a Final Scoping Report was produced and published in July 2007. No changes were made to the sustainability issues and problems or the Sustainability Framework as a result of the consultation responses received.
- 2.4 The baseline information and plans and programmes review were updated in 2008 and 2009 and presented in updated SA Scoping Reports.³ No changes to the sustainability issues and problems or the SA Framework were required; therefore, the updated SA Scoping Reports produced in 2008 and 2009 were not subject to consultation. The baseline information and plans and programmes review was updated again in 2012 and presented in Appendix I and Section 2 of the Draft Local Plan SA Report (Oct 2012).⁴ An additional sustainability issues and problem was added to reflect the findings of the Habitats Regulations Assessment for the Local Plan⁵, which did not require any changes to the SA Framework.
- 2.5 The SA Framework of Objectives, Decision-Aiding Questions and Potential Indicators revised as a result of statutory and public consultation is set out in the following table (*including cross-references in italics for the topics in the SEA Directive and key requirements in the NPPF*):

² <http://www.westoxon.gov.uk/draftlocalplan>

³ <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-%28part-1%29/>

⁴ [http://planningconsultation.westoxon.gov.uk/gf2.ti/f/322146/8262789.1/PDF/-/Draft Local Plan Sustainability Appraisal Final Draft.pdf](http://planningconsultation.westoxon.gov.uk/gf2.ti/f/322146/8262789.1/PDF/-/Draft%20Local%20Plan%20Sustainability%20Appraisal%20Final%20Draft.pdf)

⁵ [http://planningconsultation.westoxon.gov.uk/gf2.ti/f/322146/8367557.1/PDF/-/Final Draft Position Statement.pdf](http://planningconsultation.westoxon.gov.uk/gf2.ti/f/322146/8367557.1/PDF/-/Final%20Draft%20Position%20Statement.pdf)

Table 2.1: SA Framework

Headline Sustainability Objective	Sub-objective (Does the plan or proposal...?)	Sustainability issues covered	SEA topic & NPPF Para	Monitoring Indicators
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<ul style="list-style-type: none"> • Seek to increase affordable housing provision • Provide high quality sustainably constructed housing • Provide a mix of housing to meet the current and future needs of the community 	S1, S2, S11, S12	Population and human health NPPF paras 47-55	I1: Residential completions by settlement category I2: Proportion of new dwellings meeting CSH standards I12: Annual residential completions (District) I14/a: Residential completions, type and tenure by sub-area I15/a/b/c: Affordable housing completions
2. Improve health and well-being and reduce inequalities	<ul style="list-style-type: none"> • Protect human health • Support healthy and active lifestyles • Improve accessibility to the countryside • Improve access to healthcare and other services, particularly in rural areas 	S3, S6	Population and human health NPPF paras 69-78	I25: Total recreation / leisure completions I31: Developer contributions for GI enhancements I31a: GI assets lost to new development. I35: Refusals on basis of environmental considerations. I11: Annual community infrastructure floor space.
3. Promote thriving and inclusive communities	<ul style="list-style-type: none"> • Tackle social exclusion wherever it exists • Maintain or increase the vitality of town and village centres and communities • Provide opportunities for cultural, leisure and recreational activity 	S3, S6	Population and human health NPPF paras 23-27 & 69-78	I8: Money derived from new development as contribution to CIL I25: Total area of leisure and recreation permissions by location I26: Total floor space of retail / leisure / office development permitted by sub-area I28: changes within primary shopping frontages. I31: Developer contributions secured for green infrastructure enhancements
4. Improve education and training	<ul style="list-style-type: none"> • Seek to provide infrastructure to improve 	S4	Population and human	I8: Money derived from new development as

Headline Sustainability Objective	Sub-objective (Does the plan or proposal...?)	Sustainability issues covered	SEA topic & NPPF Para	Monitoring Indicators
	education and skills		health NPPF para 72	contribution to CIL I11: Annual community infrastructure floor space
5. Maintain a low level of crime and fear of crime	<ul style="list-style-type: none"> Seek to ensure safe and supportive communities 	S5	Population and human health NPPF para 69	I37: Crime rate by ward
6. Improve accessibility to all services and facilities	<ul style="list-style-type: none"> Reduce the need to travel Improve accessibility by public transport, walking and cycling access Maintain and improve accessibility by car Reduce traffic congestion 	S6, S7, S8	Population and human health NPPF paras 23-27 & 69-78	I31: Developer contributions secured for green infrastructure enhancements I36- Location of all development in relation to service centres, larger settlements, roads, cycle network, railway, local bus routes etc.
7. Improve the efficiency of land use	<ul style="list-style-type: none"> Maximise the use of previously developed land provided it is not of high environmental value Use land efficiently 	S9	Material assets NPPF para 111	I16: Number of residential conversions to non-residential uses I17: Size, number and location of existing housing which is subdivided / extended to provide additional dwellings. I26b: Total floorspace of retail / leisure / office development permitted outside settlement boundary. I36: Location of all new development in relation to service centres, larger settlements, roads, cycle network, railway, local bus routes etc.
8. Reduce waste generation and disposal	<ul style="list-style-type: none"> Facilitate the reuse, recycling and recovery of waste 	S10	Soil, health, biodiversity & material assets	I2: Proportion and location of new dwellings achieving > Code Level 4. I4: Recycling Levels in

Headline Sustainability Objective	Sub-objective (Does the plan or proposal...?)	Sustainability issues covered	SEA topic & NPPF Para	Monitoring Indicators
			NPPF para 5	the District
9. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> • Reduce road congestion and negative impacts on air quality, to ensure all areas meet air quality objectives • Limit exposure to poor air quality 	S7, S8, S18	Air, climatic factors NPPF paras 109-125	I31: Developer contributions secured for green infrastructure enhancement I35: Number of applications refused on basis of environmental protection considerations. I36: Location of all new development in relation to service centres, larger settlements, roads, cycle network, railway, local bus routes etc.
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<ul style="list-style-type: none"> • Reduce the need to travel • Promote the development of renewable, low-carbon, and local energy sources • Seek to increase the energy and water efficiency of buildings through sustainable design and construction • Take into account the likely impacts of climate change and use sustainable drainage solutions 	S11, S12	Air & Climatic factors NPPF paras 17, 93-99, & 103	I1: Annual proportion of residential and non-residential development built within each category of settlement. I2: Proportion and location of new dwellings achieving > Code Level 4. I31: Developer contributions secured for green infrastructure enhancement I32: Total capacity of renewable energy generation secured through new development (capacity, type and location) I34a: Number of applications refused on basis of flood risk by type.
11. Protect and improve soil and water resources	<ul style="list-style-type: none"> • Seek to maintain and improve water quality • Ensure that new development has the necessary 	S17, S18	Soil and water NPPF paras 109-125	I8: Money derived from new development as contribution to CIL I9: Proportion of new development

Headline Sustainability Objective	Sub-objective (Does the plan or proposal...?)	Sustainability issues covered	SEA topic & NPPF Para	Monitoring Indicators
	<p>water (including water efficiency, waste water and sewerage infrastructure)</p> <ul style="list-style-type: none"> • Protect the best and most versatile agricultural land • Seek to bring contaminated land back into beneficial use through remediation 			<p>providing direct infrastructure improvement</p> <p>I30: Total number of applications refused on basis of biodiversity impact.</p> <p>I35: Number of applications refused on basis of environmental protection considerations.</p>
12. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> • Seek to avoid development in flood risk areas • Take into account the potential impacts on climate change • Promote the use of sustainable drainage solutions 	S11, S12, S17	<p>Climatic factors, material assets</p> <p>NPPF paras 93-104</p>	<p>I34: Number of applications permitted in flood zones 2 and 3 by type</p> <p>I34a: Number of applications refused on basis of flood risk by type.</p>
13. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> • Avoid loss or damage to biodiversity or geodiversity • Maintain or enhance areas protected or managed for nature conservation and seek to extend such areas having regard to the 'target area' approach 	S13, S18	<p>Biodiversity, flora and fauna</p> <p>NPPF paras 109-125</p>	<p>I29: Number of applications granted within project areas.</p> <p>I30: Total number of applications refused on basis of biodiversity impact</p> <p>I31: Developer contributions secured for green infrastructure enhancements</p>
14. Conserve and enhance landscape character and the historic environment	<ul style="list-style-type: none"> • Conserve and enhance areas, sites and buildings that contribute to the natural and cultural (including archaeological and architectural) 	S14, S16	<p>Landscape and cultural heritage</p> <p>NPPF paras 109-141</p>	<p>I5: Total number of applications granted within the Cotswolds AONB</p> <p>I6: Number of applications granted within conservation areas.</p> <p>I7: Proportion of development in district refused on</p>

Headline Sustainability Objective	Sub-objective (Does the plan or proposal...?)	Sustainability issues covered	SEA topic & NPPF Para	Monitoring Indicators
	<p>heritage of the District</p> <ul style="list-style-type: none"> • Maintain or enhance landscape character as defined by the character assessments and appraisals • Promote access to and enjoyment of the District's historic environment and countryside. 			basis of landscape / historic character impact.
15. Maintain high and stable levels of employment	<ul style="list-style-type: none"> • Seek to provide a range of employment opportunities appropriate to the skills of the community • Support vibrant market towns and a sustainable rural economy 	S4, S15	<p>Population and human health</p> <p>NPPF paras 18-22</p>	<p>I21: Total area of employment land permitted (whole district)</p> <p>I23: Total area of floorspace permitted for rural diversification by sub-area</p> <p>I26: Total floor space of retail / leisure / office development permitted by sub area.</p>
16. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> • Support, develop and attract competitive business sectors • Seek to enable enterprise and innovation • Promote a sustainable tourism sector • Promote rural diversification 	S15	<p>Population and human health</p> <p>NPPF paras 18-22</p>	<p>I12: Annual residential completions (district)</p> <p>I21: Total area of employment land permitted (whole district)</p> <p>I23: Total area of floor space permitted for rural diversification by sub-area</p> <p>I26: Total floor space of retail / leisure / office development permitted by sub area.</p>

SA Method

2.6 This SA Framework formed the basis for appraising the strategic options for the level and distribution of growth, reasonable options for strategic sites and policies from 2010 through to 2014. The baseline information and plans and programmes review was updated in 2012 and 2014; the sustainability issues

and problems for the Local Plan remained the same and the SA Framework is still considered relevant and is retained for continuity of appraisal. The summary of the updated baseline and plans and programmes review can be found in Section 3 with the detail provided in Appendices I and II.








- 2.7 During the early stages 2007 - 2011 of SA and Local Plan preparation, the SA used a system of symbols to represent the findings of the SA for different elements of the emerging plan as follows:

Table 2.2: SA Key to Nature and Significance of Effects (2007-2011)

++	Major positive – the option contributes significantly to the achievement of the objective
+	Positive - the option contributes to the achievement of the objective
+/-	Neutral - Some positive and some negative impacts
-	Minor negative - the option would detract from the objective
--	Major negative - the option would detract significantly from the objective
?	Uncertain - the option is expected to have no effect on the objective or the effects of the option may depend on other factors or there is insufficient information available to make an assessment.

- 2.8 Minor amendments to the significance key were made in 2012, which included the addition of no impact.

Table 2.3: SA Key to Nature and Significance of Effects (2012)

++		Major positive – the option contributes significantly to the achievement of the objective
+		Positive - the option contributes to the achievement of the objective
+/-		Neutral - Some positive and some negative impacts
-		Minor negative - the option would detract from the objective
--		Major negative - the option would detract significantly from the objective
?		Uncertain - the option is expected to have no effect on the objective or the effects of the option may depend on other factors or there is insufficient information available to make an assessment.
0		No Impact

- 2.9 Further amendments to the significance key were made in May 2014, in order to make the identified sustainability effects of the Local Plan clearer. The revised significance key used for the SA of Strategic Distribution and Growth Options; and Strategic Development Areas is presented in Table 2.4 below:

Table 2.4: Revised Significance Key (2014)

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
-	0	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered. For example, SA Objective 11 relates to soil as well as water quality and resources. An Option could have a negative effect on soil through the loss of best and most versatile agricultural land but also have a neutral effect on water quality and resources.

2.10 Throughout the SA process, the appraisal was proportionate to the stage of the developing Local Plan and the elements of the plan that were being appraised.

Economic Strategy Options

2.11 Reasonable strategic options for the economic strategy were subject to high level strategic SA by the Council against the SA Framework in 2010 using the key presented in Table 2.2. Some SA Objectives were not considered against the economic strategy options because they were either not relevant or related to site specific/detailed design considerations. The four options were therefore not considered against SA Objectives 1, 2, 4, 5, 8, 9, 10, 11 and 12. The findings and detail of this work was presented in the Core Strategy Preferred Approach SA Report (Jan 2010) and Draft Core Strategy SA Report (Jan 2011), which are all available on the Council's website.⁶ The appraisal carried out in 2010 provided a commentary describing the potential effects and possibilities for mitigation of any adverse effects. A summary of the findings is also presented in Section 3 of the Draft Local Plan SA Report (Oct 2012) and Section 4 of this SA Report.

⁶ <http://www.westoxon.gov.uk/draftlocalplan>

Settlement Strategy Options

- 2.12 Reasonable strategic options for the settlement strategy (distribution of growth) were subject to high level strategic SA by the Council against the majority of SA Objectives in 2010 using the key presented in Table 2.2. The three options were not considered against SA Objectives 5, 7 and 8 as all options could seek them and/or they relate to site specific/detailed design considerations. The findings and detail of this work is presented in the Core Strategy Preferred Approach SA Report (Jan 2010) and Draft Core Strategy SA Report (Jan 2011), which are all available on the Council's website⁷. The appraisal carried out in 2010 provided a commentary describing the potential effects and possibilities for mitigation of any adverse effects. A summary of the previous SA work is provided in Section 4 of this SA Report.
- 2.13 Following updated evidence relating to the objectively assessed housing need of the District in April 2014⁸, it was considered necessary to re-appraise the three settlement strategy options to ensure that the preferred 'three towns' approach that formed the basis of the draft Local Plan (2012) is still valid. Enfusion therefore carried out a fresh and independent appraisal of the three settlement strategy options against the full SA Framework in May 2014 using the key presented in Table 2.5. The findings for each reasonable strategic option were set out in individual detailed matrices - evidence was cited where applicable, a commentary was provided and suggestions for mitigation or enhancement were made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/temporary, secondary, cumulative and synergistic) were described, together with any uncertainty noted. The appraisal has been updated to reflect changes to Local Plan policies as well as new evidence and the findings are summarised in Section 4 of this SA Report with the detailed appraisal matrices presented in Appendix III.

Housing Growth Options

- 2.14 Three options for the level of housing growth were subject to high level strategic SA by the Council against the full SA Framework in 2012 using the key presented in Table 2.4. The findings of this work were summarised in Section 3 of the Draft Local Plan SA Report (Oct 2012) with the detail appraisal presented in Appendix 3. A summary of the previous SA work is provided in Section 4 of this SA Report.
- 2.15 Following updated evidence relating to the potential housing need of the District in April 2014⁹, the Council considered it necessary to reconsider reasonable options for housing growth during the life of the Local Plan. Five options for housing growth were identified in April 2014 and these were subject to an independent appraisal carried out by Enfusion against the full SA Framework of Objectives using the key presented in Table 2.5. The five strategic options were subject to a comparative appraisal with evidence cited where applicable. A commentary was provided and suggestions for

⁷ <http://www.westoxon.gov.uk/draftlocalplan>

⁸ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

⁹ Ibid.

mitigation or enhancement were also made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) were described, together with any uncertainty noted. The appraisal has been updated to reflect changes to Local Plan policies as well as new evidence and the findings are summarised in Section 4 of this SA Report with the detailed appraisal matrices presented in Appendix IV.

Strategic Development Areas (SDAs)

- 2.16 Reasonable options for strategic growth at Witney, Carterton and Chipping Norton were subject to high level strategic SA by the Council against the SA Framework in 2010 using the key presented in Table 2.2. Some SA Objectives were not considered against strategic site options because all developments would be required to meet these objectives in accordance with the development strategy, irrespective of site location. The strategic site options for Witney were not considered against SA Objectives 1, 5, 7, 8 and 10. The strategic site options for Carterton were not considered against SA Objectives 5, 8, 9 and 10. The strategic site option for Chipping Norton was not considered against SA Objectives 5, 7, 8 and 10. The findings and detail of this work is presented in the Core Strategy Preferred Approach SA Report (Jan 2010) and Draft Core Strategy SA Report (Jan 2011), which are all available on the Council's website¹⁰. The appraisal carried out in 2010 provided a commentary describing the potential effects and possibilities for mitigation of any adverse effects. A summary of the previous SA work is provided in Section 4 of this SA Report.
- 2.17 Following the submission of further information and updated evidence the Council re-appraised some of the strategic site options in 2012 against the SA Framework using the key presented in Table 2.4. The findings and detail of this work was presented in Section 3 of the Draft Local Plan SA Report (Oct 2012). A summary of this work is provided in Section 4 of this SA Report.
- 2.18 As a result of updated evidence, in particular the updated SHMA (April 2014)¹¹, it was considered necessary to reconsider reasonable options for strategic growth through the Local Plan. In April 2014 the Council and Enfusion worked together to consider reasonable alternatives for strategic growth in and around Witney, Carterton and Chipping Norton. Enfusion then carried out an appraisal of the reasonable options for strategic growth against the full SA Framework using the key presented in Table 2.5. The findings for each reasonable strategic site option were set out in individual detailed matrices - evidence was cited where applicable, a commentary was provided and suggestions for mitigation or enhancement were made where relevant. The nature of the likely sustainability effects (including positive/negative, duration, permanent/ temporary, secondary, cumulative and synergistic) were described, together with any uncertainty noted. The findings of this work are summarised in Section 4 with the detailed matrices presented in Appendix V.

¹⁰ <http://www.westoxon.gov.uk/draftlocalplan>

¹¹ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

- 2.19 Where necessary, either as a result of more recent evidence, proposed changes or consultation responses to the Focused Consultation SA Report (July 2014), appraisals for the SDA options have been updated in Appendix V.

Pre-Submission Draft Local Plan

- 2.20 A number of changes have been made to the Local Plan since the Draft Local Plan was published in 2012. It is important to ensure that any proposed changes are screened through the SA process to determine if they significantly affect the findings of the SA presented in the Draft Local Plan SA Report (Oct 2012) and further appraisal work is required. A screening table was produced to consider all the proposed amendments, which includes proposed changes to Policy as well as Strategic Development Areas. The summary findings of this work are presented in Section 5 with the detailed screening matrix provided in Appendix VI of this Report.

Summary SA Method

- 2.21 In summary, the method used by Enfusion for the Sustainability Appraisal work in 2014 comprised the following elements:
- Identifying relevant baseline information and other plans or programmes that could affect the preparation of the Local Plan. This has been drawn from the updated baseline information and plans and programmes review presented in Appendices I and II. This also includes identifying relevant information from the wider local plan evidence base.
 - Using the SA Framework as set out Table 2.1.
 - Taking account of SA/ SEA guidance documents including, in particular, the '*National Planning Practice Guidance – Strategic Environmental Assessment and Sustainability Appraisal*' (Department for Communities and Local Government, 2014), '*A Practical Guide to Strategic Environmental Assessment Directive*' (Department for Communities and Local Government, 2005).
 - Professional judgment drawing on the information above was used to identify the likely sustainability effects (including positive/negative, short - medium term (5-10 years) and long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic) were described in accordance with Schedule 2 of the SEA Regulations.
 - Significance of effects was determined using: the criteria set out in Schedule 1 of the SEA Regulations; professional judgment; and taking into account mitigation provided by Draft Local Plan Policies and high level planning policy in the National Planning Policy Framework (as appropriate). Categories of Significance in Table 2.5 were used to describe the level of significance attributed to each effect identified.
 - It is not always possible to accurately predict sustainability effects when considering plans at such a strategic scale. Impacts on biodiversity and cultural heritage, for example, will depend on more detailed information and studies at a site-level. Whilst climate change science is becoming more accurate, it is difficult to predict impacts likely to result from climate change, including synergistic effects. These uncertainties have been

acknowledged in the appraisal matrices, baseline and other areas of this SA Report where applicable.

- Each reasonable strategic option was subject to SA to the same level of detail by the same team of appraisers.

Consultation on the SA

- 2.22 The SEA Directive/ Regulations require that the public shall be given an early and effective opportunity within appropriate timeframes to express their opinion on the draft plan and accompanying environmental report before the adoption of the plan.
- 2.23 The SA has been subject to public consultation at the scoping stage in 2007 with the responses recorded in Section 7 of the Final SA Scoping Report (2007) and Section 7 of the subsequent Updated Scoping Reports in 2008 and 2009. The Core Strategy Preferred Approach (2010) and Draft Core Strategy SA Report (2011) were subject to public consultation alongside the relevant Plan documents. In addition, further consultation has taken place on the Draft Local Plan SA Report (Oct 2012) that accompanied the Draft Local Plan in 2012 as well as the Focused Consultation SA Report (July 2014) that accompanied the Focused Consultation Document in 2014.
- 2.24 This SA Report will be published on the Council's website <http://www.westoxon.gov.uk/> alongside the Pre-Submission Draft Local Plan and be sent to statutory consultees and other relevant stakeholders.
- 2.25 Consultation remains an important part of the ongoing and iterative SA process; therefore, any responses received will be considered and views integrated into the SA Report to accompany the Local Plan at Submission.

3.0 Sustainability Context and Objectives

Introduction

- 3.1 This Section builds on the initial scoping work published in 2007 as well as the updates carried out in 2008 and 2009. The baseline information and plans and programmes review was updated in 2012 to ensure that the evidence informing the SA is current and relevant. Since then, there have been further updates to the baseline information and plans and programmes review in 2014, which are presented in Appendix I and II of this SA Report.
- 3.2 This Section provides a summary of the updated baseline information and plans and programme review as well as the key issues, problems, objectives and opportunities for sustainable development and spatial planning that were identified as a result of such studies. It also provides an overview of the sustainability characteristics of the Local Plan area and sets out the key issues, problems and opportunities for sustainable development and spatial planning identified from the analysis of the evidence.

Review of Relevant Plans and Programmes

- 3.3 In order to establish a clear scope for the SA of the Local Plan, it is necessary (and a requirement of SEA) to identify and review other relevant policies, plans, programmes and sustainability objectives that are relevant to the Local Plan¹². This includes International, European, National, Regional and local level policies, plans and strategies. Summarising the aspirations of other relevant policies, plans, programmes and sustainability objectives (hereafter referred to as 'relevant plans') promotes systematic identification of the ways in which the Local could help fulfil them.
- 3.4 A review of relevant plans and programmes was undertaken during the SA/SEA scoping stage in accordance with the requirements of the SEA Directive, this included considering the wider plans reviewed as part of the development of the evidence base for the Local Plan. The policy context and relationship with other plans and programmes was first presented in Appendix 1 of the SA Scoping Report published in July 2007¹³. The Scoping Report, including the plans and programmes review, was updated in 2008 and 2009¹⁴. The plans and programmes review was next updated in 2012 and presented in Appendix 1 of the Draft Local Plan SA Report (2012)¹⁵.
- 3.5 A further update to the PP review was carried out by the Council in 2014 and 2015 to inform the appraisal of the strategic options and subsequent screening of changes to the Local Plan undertaken by Enfusion. The plan and programme review including the updates is presented in Appendix II of this Report.

¹² Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

¹³ <http://www.westoxon.gov.uk/media/861769/LDF-Sustainability-Appraisal-Scoping-Report-2007.pdf>

¹⁴ <http://www.westoxon.gov.uk/media/861772/LDF-Sustainability-Appraisal-Scoping-Report-2008.pdf>

¹⁵ <http://www.westoxon.gov.uk/draftlocalplan>

Baseline Information

- 3.6 Collection of baseline information is required under SEA legislation, and is fundamental to the SA process to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the District and providing the basis for predicting and monitoring effects of the Local Plan. To make judgements about how the emerging content of the Plan will progress or hinder sustainable development, it is essential to understand the economic, environmental and social circumstances in the District today and their likely evolution in the future. The aim is to collect only relevant and sufficient data on the present and future state of the District to allow the potential effects of the Local Plan to be adequately predicted.
- 3.7 The SA/ SEA Guidance provided by Government¹⁶ proposes a practical approach to data collection, recognising that information may not yet be available and that information gaps for future improvements should be reported as well as the need to consider uncertainties in data. Collection of baseline information should be continuous as the SA process guides plan making and as new information becomes available.
- 3.8 SA/ SEA Guidance advises that, where possible, information should be collated to include:
- 'comparators' - (i.e. the same information for different areas) - as points of reference against which local data may be compared;
 - established targets, which will highlight how far the current situation is from such thresholds; and
 - trends - to ascertain whether the situation is currently improving or deteriorating.
- 3.9 Baseline information was collated and reviewed during the SA/SEA scoping stage in 2007 and presented in Appendix 2 of the Scoping Report¹⁷. It gathered together national, regional and local data to enable assessment of the current situation within the District. Targets and standards at national and local level are reviewed to provide the necessary context and to facilitate the focussing of resources into areas of non-compliance or significant failure. The Scoping Report, including the baseline information, was updated in 2008 and 2009¹⁸. The baseline information was next updated in 2012 and presented in the Draft Local Plan SA Report (2012)¹⁹.
- 3.10 A further update to the PP review was carried out by the Council in 2014 and 2015 to inform the appraisal of the strategic options and subsequent screening of changes to the Local Plan undertaken by Enfusion. The updated baseline information is presented in Appendix I of this Report. A summary of

¹⁶ Department for Communities and Local Government (2014) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal. Online at <http://planningguidance.planningportal.gov.uk/blog/guidance/>

¹⁷ <http://www.westoxon.gov.uk/media/868706/SA-Appendix-2-Baseline-Information.pdf>

¹⁸ [http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-\(part-1\)/](http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-(part-1)/)

¹⁹ <http://www.westoxon.gov.uk/draftlocalplan>

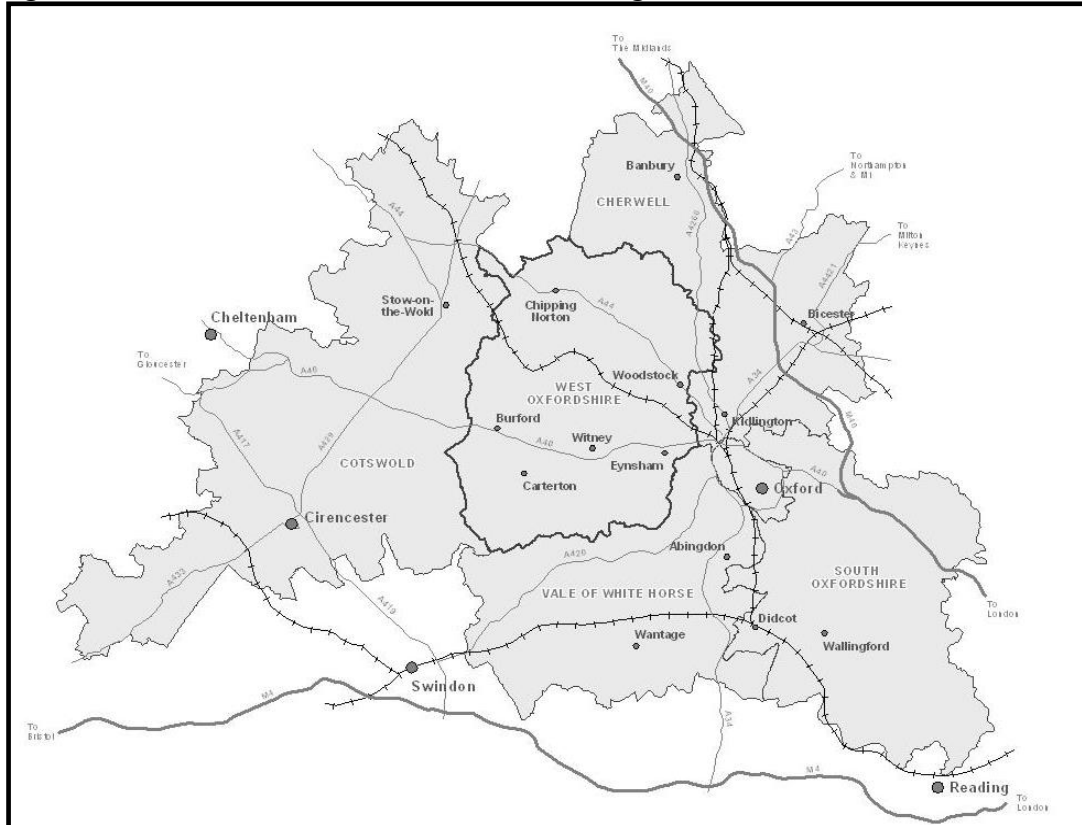
the updated baseline information is provided below along with the characteristics of the Local Plan area.

Sustainability Context and Baseline Information

Location and connections

- 3.11 West Oxfordshire is a largely rural district to the west of Oxford and adjoining Gloucestershire, and Warwickshire – see Figure 3.1.

Figure 3.1: West Oxfordshire in its wider setting



- 3.12 With a population of almost 105,000 and an area of 71,500 hectares (276 square miles), it is one of the least densely populated areas in the South East. Dispersed across the District are around 130 separate towns, villages and hamlets. 40% of people live in the two largest towns of Witney (27,500) and Carterton (16,000). Nearly 60% of the 81 parishes contain less than 500 residents.
- 3.13 Oxford to the east is the regional hub, a designated growth point, and the focus for the District's main transport connections. Major housing and employment growth is also planned for Bicester, Didcot, and Swindon a regional hub to the south west. To the west is Cotswold District, primarily a rural area, and similar in character to West Oxfordshire.

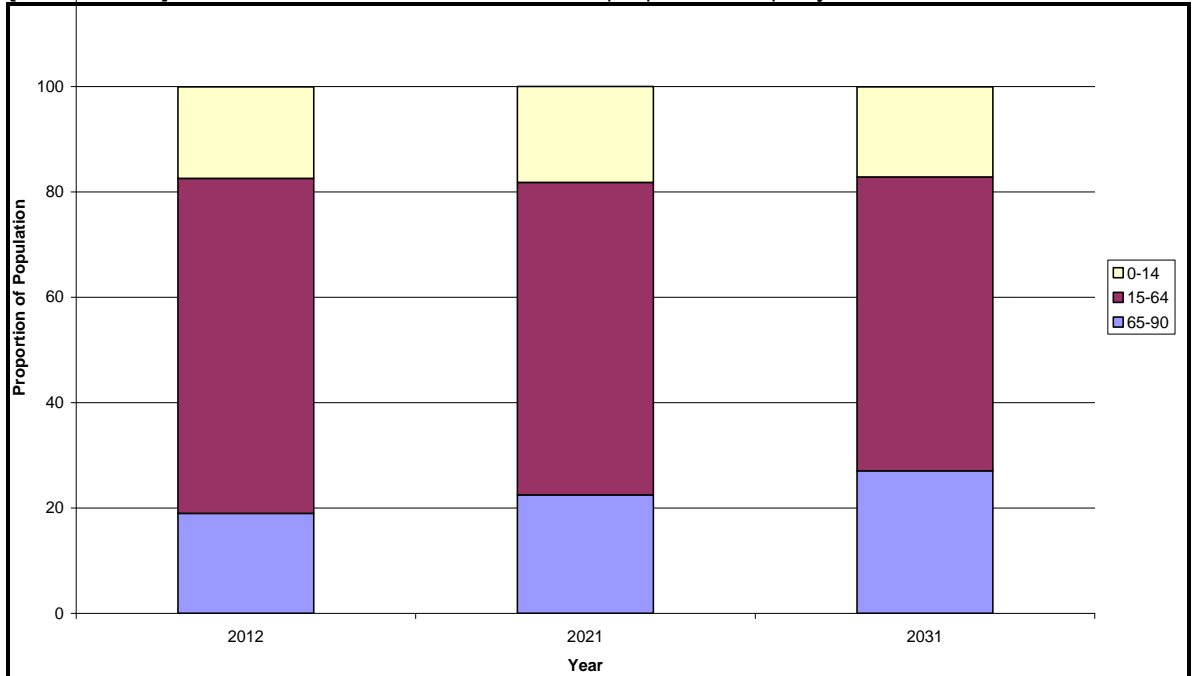
- 3.14 Main transport connections reflect the focus on Oxford and London. Rail services connecting to Birmingham and London pass through a small part of the eastern fringe of the District. The Cotswold line passes through the largely rural central part of the District, connecting several small towns and villages with Hereford in the west and Oxford and London in the east. Witney and Carterton, the two largest settlements, are connected to Oxford by high frequency bus services. Other bus services operate throughout the rural area with varying frequencies but many require ongoing public subsidy.
- 3.15 A large number of people commute out of West Oxfordshire to work, particularly to Oxford and the employment locations in the Abingdon and Didcot area. Many journeys continue to be made by private car and the number of people and distance people travel to work by car increased between the 2001 and 2011 Censuses. There is a net outflow of commuters from West Oxfordshire of approximately 8,326 workers, an increase of 577 since 2001. Approximately 20,200 residents commute to work outside of the District while approximately 11,800 travel in. The greatest number of outbound commuter journeys are to Oxford (7,500). Over 70% of commuter journeys starting in West Oxfordshire are made by car or van. Commuting creates congestion on major routes, particularly the A40, A44 and A415 as well as within towns. As a result of traffic congestion, central areas of Chipping Norton and Witney have been identified as failing national air quality standards. Air Quality Management Areas (AQMAs) have been designated in these towns and the reduction and re-routing of traffic has been identified as the appropriate actions.
- 3.16 The rural nature of West Oxfordshire and proximity of regional and sub-regional growth centres presents significant challenges for achieving sustainable development. The Local Plan must locate housing and employment development in a way which reduces the need to travel by private car and unnecessary long distance commuting. As a mainly rural area with limited public transport provision the strategy must recognise that many journeys will continue to be made by private car.
- 3.17 Many of the smaller villages lack a shop and school and are and linked mainly by a network of country lanes. There are only three towns of any appreciable size and population - Witney (27,500) Carterton (16,000) in the south and Chipping Norton (6,000) in the north. Opportunities to use previously developed land to accommodate the development needs of the District are relatively limited with most growth having taken place in the past on allocated greenfield sites. This is expected to continue in the future.

Population

- 3.18 The population of West Oxfordshire is expected to increase over the plan period as a result of future housing and economic growth. The District has a high proportion of older people at present and this trend will further increase, with the proportion of the population aged over 65 increasing from less than 20% to almost a third of the population by 2031 (See Figure 3.2). The ageing of the population is also a key factor affecting a reduction in household size, with more homes being occupied by fewer people in the future.

3.19 As the population ages, this will have implications for housing provision, healthcare, the economy and transport.

Figure 3.2: Natural change in West Oxfordshire. Population aged 15 and over (2016-2031) ONS 2012 based sub-national population projections



Housing needs

- 3.20 There is a considerable need for more affordable housing in West Oxfordshire. Over the last ten years house prices have increased faster than the increase in wages. The cheapest (lower quartile) housing in the District is now almost 9 times the lowest earnings. Although house prices declined slightly during the economic downturn, the recession has increased demand for affordable housing and housing support. Whilst there are over 5000 affordable homes within West Oxfordshire, managed by Registered Social Landlords (RSLs), there are currently some 1,042 households on the waiting list for affordable housing, of which 704 are in housing need (June 2014). There are an additional 326 existing housing association tenants on the transfer list seeking to move of which 228 are in housing need.
- 3.21 The Oxfordshire Strategic Housing Market Assessment found both affordable housing and properties available to rent are limited, particularly in rural areas. Significant levels of housing to meet the specific needs of the elderly are also required.
- 3.22 The draft Local Plan sought to deliver 5,500 new dwellings between 2011 and 2029 around 35% of which were to be affordable. There are few large previously developed sites remaining in the District, such as derelict factory sites, where significant numbers of homes can be built. Other than the redevelopment of MOD housing in Carterton, the majority of future

development is likely to be on greenfield sites. The main towns of Witney and Carterton have experienced significant growth over the past decade on former agricultural land at the edge of the settlements.

- 3.23 The proposed submission Local Plan includes a housing requirement of 525 homes per annum, a total of 10,500 homes over the period of the draft Local Plan (2011 – 2031). This increase in housing numbers is intended to strike a balance between meeting future housing and economic needs and the environmental and infrastructure constraints facing the District.

Population and Health

- 3.24 The health of people in West Oxfordshire is generally better than the England average with lower levels of deprivation as indicated by the Index of Multiple Deprivation for the District. There are parts of the District that fall within the most deprived 40% lower super output areas in England in terms of health inequalities, although there is little difference between life expectancy of people in the most and least deprived areas. Life expectancy throughout the District is higher than the England average at 80.7 years for men and 83.7 years for women. Early death rates from cancer, heart disease and stroke continue to fall, although childhood obesity is a growing problem with 12% of year 6 pupils classified as obese.

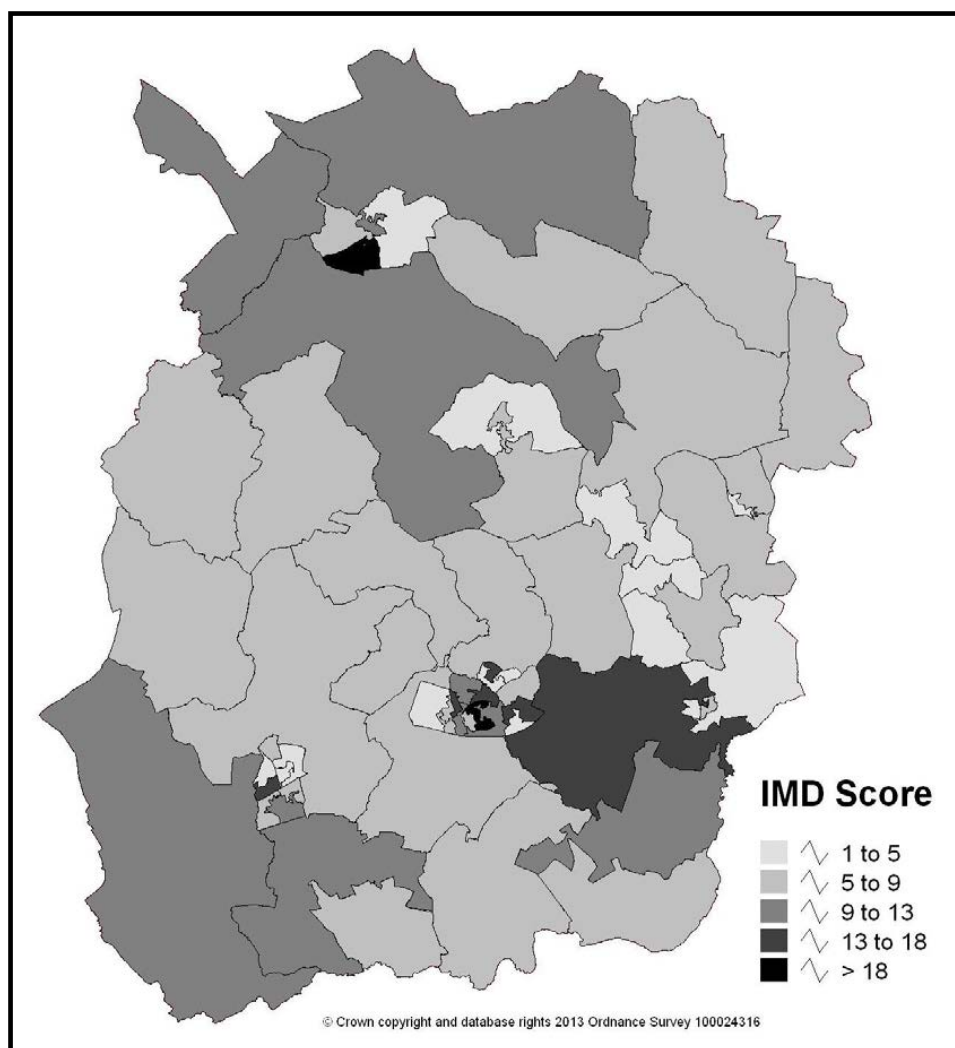
Gypsies and travellers

- 3.25 There are 10 authorised Gypsy and Traveller sites in West Oxfordshire, 2 in the northern half of the District and 8 in the southern half. Other than one site at The Furlong in Standlake which is owned and managed by Oxfordshire County Council, all sites are privately run. There are 5 sites for travelling show persons in the District which are all privately owned.
- 3.26 In addition to the authorised sites, there are approximately 13 unauthorised pitches in the District. Two separate studies have been undertaken in West Oxfordshire to assess the needs of Gypsies and Travellers as well as the needs of Travelling Showpeople. These show that an average of 1.2 additional pitches per annum are required for Gypsies and Travellers and 1.3 plots per annum for Travelling Showpeople, throughout the plan period.

Community infrastructure

- 3.27 On national measures of multiple deprivation, the area appears to score favourably, reflecting a generally high level of affluence (Figure 3.3). However, on certain specific issues such as access to housing and services, some areas of the District are highlighted as amongst the most deprived in the country. 38% of areas in rural West Oxfordshire are ranked in the worst 10% in England for accessibility to services. The lack of access to services is of particular relevance for those living in relative poverty and in West Oxfordshire the majority of people claiming pension credit live in rural areas. Where public transport is limited, those without access to a car are particularly at risk of social exclusion.

Figure 3.3: Index of multiple deprivation in West Oxfordshire DCLG, English Indices of Deprivation 2010



- 3.28 There is a continuing trend towards the loss of rural services, shops and pubs as many face economic problems which can lead to closure. This reflects changing shopping habits, and new ways of providing services such as through the internet. Village shops and pubs however represent an important part of community life and are an essential service for some residents. There is a need to support rural communities to maintain their vibrancy, and several have undertaken parish and town plans to identify priorities for development. Under the Localism Act, Neighbourhood Plans are likely to be prepared in some areas of the District.
- 3.29 The main towns and larger villages provide a focus for the provision of services (schools, health services, shopping and leisure facilities). Previous housing growth has put pressure on the capacity of their services and facilities. In Witney there is little capacity in existing primary and secondary schools to accommodate further growth. How to meet future post-11 education needs, in particular, is a key challenge for the town. Carterton is one of the few places in the district with some primary school capacity although flexibility is

needed to cater for service personnel. Primary schools elsewhere are generally lacking capacity to take any significant increase in pupil numbers. New development will need to make provision for new/improved services and facilities as well as address transport problems. Notably, the draft Local Plan is supported by a draft Infrastructure Delivery Plan (IDP) which identifies the infrastructure improvements needed to support future growth over the plan period.

The Local Economy

- 3.30 The local economy is diverse and performs relatively well, even in the current challenging economic climate. Around three quarters of people work in the service sector. Manufacturing retains a significant presence and there are several manufacturing and engineering firms linked to the biotechnology, healthcare and automotive sectors, and characteristic of the Oxfordshire high technology economy. Some businesses have links to RAF Brize Norton which is strengthening its role as the major air transport military base and makes an important contribution to the economy of the Carterton area.
- 3.31 The main retail centres are generally vibrant and the quality of the natural and built environment and attractions such as Blenheim Palace are a significant draw for the tourist economy. The rates of new business formation and growth are reasonable and survival rates for new businesses in the district are also good. Employment in agriculture has continued to decline. The land based sector will face further challenges through changing subsidies and climate change, indicating the likely need to continue to diversify the rural economy.
- 3.32 Economic activity rates are high at approximately 83% of the working age population. The proportion of people claiming unemployment benefit (Job Seekers Allowance) is now around 1.0%, (May 2014), the lowest level since November 2008 and lower than the regional (1.8%) and national (2.9%) averages.
- 3.33 West Oxfordshire has a relatively skilled workforce with 45.1% of the working age population achieving at least NVQ level 3, higher than the regional (42.7%) and national (39.8%) averages. Wages for workers in the District are lower than for those living in West Oxfordshire which may account for the significant levels of out commuting from managers and professionals to higher paid jobs elsewhere.
- 3.34 Employment is generally focussed in the main towns, in large employment areas, but there are many small businesses, often in converted farm buildings, throughout the towns, villages and in the open countryside. The West Oxfordshire Economy Study Update (2012) identified no major gaps in the range of business property types available, although some shortage of good quality small industrial units was identified. The stock of industrial premises was also identified as soon to become dated in relation to modern needs. A need for further employment land has been identified to provide flexibility in the land supply, to enable modernisation of the existing building stock, provide opportunities for investment and seek to reduce out-commuting.

High Quality Environment

- 3.35 West Oxfordshire has a rich variety of habitats supporting a range of wildlife. There are numerous important conservation sites - Sites of Special Scientific Interest, Ancient Woodland, Local Wildlife Sites. About 4% of the District falls within sites designated for their nature conservation or geological importance. The condition of protected sites within the District is good with 96% of SSSIs in the District in favourable or unfavourable recovering condition, exceeding Natural England's national public service agreement target which was set for 2010. However, much wildlife lives outside the network of somewhat isolated nature reserves and protected areas. There is a need to enhance and extend habitats to develop networks. A series of Conservation Target Areas have been identified where the restoration and enhancement of habitats would have the greatest benefit.
- 3.36 West Oxfordshire has a rich archaeological and architectural heritage. There are 3,200 listed buildings (including Blenheim Palace a World Heritage Site), 50 conservation areas and 16 parks and gardens of special historic interest. One third of the countryside is also recognised nationally for its landscape quality falling within the Cotswolds AONB. Land on the eastern edge of the District is within the Oxford Green Belt. Opportunities to accommodate major development without a significant adverse impact on the special character of West Oxfordshire are therefore relatively limited – an issue that was previously recognised in the level of growth identified for the District in the South East Plan.
- 3.37 Several rivers flow through West Oxfordshire including the Thames on the southern boundary and its tributaries the Windrush and Evenlode rivers which flow through the western and central parts of the District. These rivers and their floodplains are also important corridors for biodiversity, provide opportunities for recreation and form part of the setting of many towns and villages. Surface water quality is generally good and most rivers have shown improvements over the last few years although phosphate concentrations are a concern on the River Evenlode and River Glyme.
- 3.38 Flooding is a key issue with severe flooding events affecting many communities in 2007 from several sources including fluvial flooding and surface water run off. Large parts of West Oxfordshire are within natural and functional floodplains (see figure 3.5)
- 3.39 West Oxfordshire contains some extensive sand and gravel and limestone resources in the southern part of the District in particular, the extraction of which needs to be managed to protect environmental quality and help ameliorate flood risk. Significant extraction of sand and gravel has already occurred and continues in the Lower Windrush Valley with after uses presenting opportunities for leisure and tourism as well as creating opportunities for nature reserves. This is however an area with a rural road network and where extraction can significantly impact on local communities.

- 3.40 In terms of air quality, there are two areas within the District that are not meeting objectives for air quality management in Witney and Chipping Norton. These areas are not meeting targets for nitrogen dioxide concentration due to high levels of traffic and congestion on local roads. There is a significant degree of car dependency in West Oxfordshire due to the rural nature of the District. Air quality management plans have been set up to identify means of improving air quality and to improve traffic flow in areas currently affected by poor air quality.

Climate change

- 3.41 The UK Climate Projections scenarios confirm that the South East will be one of the most severely affected regions by climate change. Greater extremes in temperature, more storms and extreme weather events (e.g. torrential rainfall, heatwaves) are predicted. Planning has a significant role to play in mitigating the effects of and adapting to the inevitable impacts of climate change. In the past this has focussed on reducing the need to travel but in the future buildings will need to be more energy efficient, use decentralised, low carbon or renewable energy sources and be designed and located to be resilient to more extreme weather events and increased risk of flooding. This has considerable implications for the design and location of new development and addressing climate change through the prudent use of natural resources is a key element of the draft Local Plan.

Figure 3.4: Protected biodiversity sites in West Oxfordshire

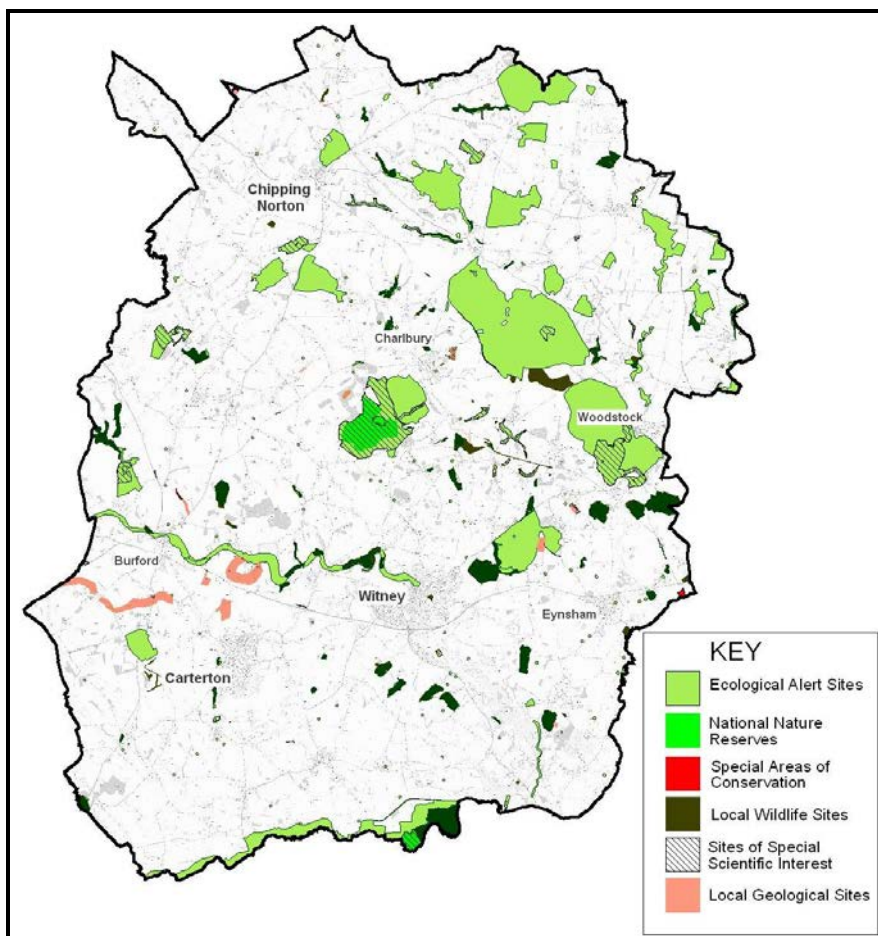
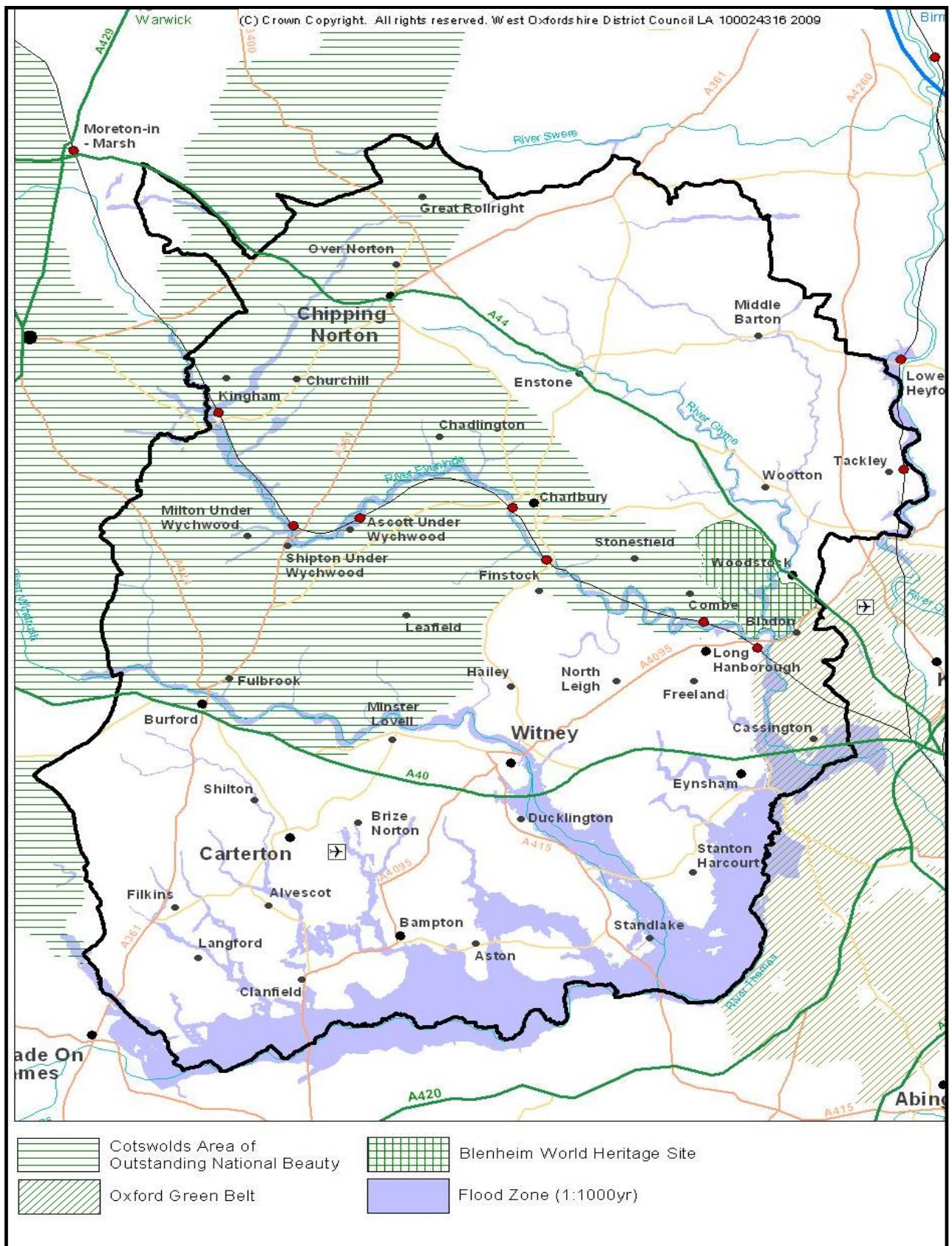


Figure 3.5: Environmental constraints in West Oxfordshire



Key Sustainability Issues and Problems

3.42 Key sustainability problems, issues and objectives of relevance to West Oxfordshire District have been identified through:

- the review of other relevant Plans and Programmes;
- an analysis of available baseline information; and
- consultation responses received after public consultation on the SA Scoping Report (2007).

3.43 Despite updates to the baseline information and PP Review the key sustainability problems, issues and objectives identified in the Scoping Report (2007) were still found to be relevant and therefore no significant changes were made to the SA Framework. The key sustainability issues and problems are as follows:

- S1 Like many areas the District has an ageing population. As the population ages, more people may require increased support in terms of housing, healthcare and transport. Demographic changes, including an ageing population, are also resulting in smaller households.
- S2 House prices in West Oxfordshire have increased at a faster rate than the increase in wages making it more difficult for local people to enter the housing market. This has resulted in rising levels of housing need.
- S3 General levels of health in the District are high but specific health issues such as obesity have increased in prominence nationwide and are a particular concern in children, indicating a need to change our diet but also increase physical activity. Although a rural district with large areas of attractive countryside, rural communities can find that, outside the rights of way network, access to public open space is limited.
- S4 Levels of unemployment in the District are typically low. Low skills levels are apparent in certain areas of the main towns of Witney, Chipping Norton and Carterton and may have implications for future economic growth.
- S5 There is a low level of crime and fear of crime but speeding vehicles, violent crime and antisocial behaviour remain issues of concern.
- S6 Outside of the main towns of the District public transport accessibility is generally poor. Certain groups without access to a car, such as older people on lower incomes, young people, lone parents and those experiencing mental health problems may be particularly at risk of social exclusion as a result. An ageing population presents increasing challenges as the elderly are highlighted as a particular group least likely to have access to a private car.

- S7 The number of people travelling to work by car has increased and the distance people travel to work has increased. The District has several congestion problems. The A40 between Witney and Oxford is seen as one of the County's worst congestion problem.
- S8 Air quality objectives are not being met at Bridge Street, Witney and Horsefair, Chipping Norton as a result of traffic congestion in these streets.
- S9 Many of the larger previously developed sites suitable for redevelopment have now been developed and in a rural district the opportunities to use brownfield land are limited. Beyond 2012 further urban extensions on greenfield sites may need to be provided. Such urban extensions may be relatively sustainable if the infrastructure required to support them is provided and efficient use is made of the land. It should also be noted that whilst there is the presumption that previously developed land should be developed before Greenfield land, some previously developed land may not be appropriate for development due to wider sustainability considerations such as their amenity or biodiversity value.
- S10 Although the proportion of waste being recycled or composted is increasing the amount of waste being produced also appears to be increasing although this may reflect increases in collection.
- S11 Although data on carbon emissions is limited, responding to climate change and reducing carbon emissions through increased energy efficiency and increasing the supply of renewable and low-carbon decentralised energy sources is seen as a key challenge.
- S12 Significant climate change is now thought to be unavoidable and is expected to result in more frequent extreme weather events. As such there is a need to secure new development and infrastructure which is resilient to the effects of climate change particularly as buildings and infrastructure may have a 20-100 year life span.
- S13 There is a network of relatively isolated sites of particular importance for biodiversity in the District, which in the context of climate change would benefit from expansion and linkage to provide more sustainable biodiversity management units. The status of some priority species, notably water voles and farmland birds, has declined in recent years. Farmland birds have declined largely as a result of some agricultural practices.
- S14 The District has a rich archaeological and architectural heritage which along with the natural beauty of the District's countryside contributes to a high quality landscape recognised in national designations such as the Cotswolds Area of Outstanding Natural Beauty. These assets also present an irreplaceable resource for education, leisure and tourism. Meeting the development needs of the community whilst maintaining a high quality landscape, including the conservation and enhancement

of areas, sites and buildings that contribute to the archaeological, architectural and natural heritage, and promoting access to historic assets and the countryside remains a continuing challenge.

- S15 The economy of West Oxfordshire appears prosperous with low unemployment levels and high levels of economic activity. A key challenge is to maintain this prosperity and ensure sustainable economic growth, maintaining the Quality of Life for all residents.
- S16 The District contains some considerable sand, gravel and limestone resources, the extraction of which needs to be managed to protect environmental quality, with particular regard to archaeological sites and remains, landscape impacts, after-use and traffic impacts.

4.0 SA of Alternatives

Introduction

- 4.1 The development of plan-making options and the SA/SEA of alternatives have been on-going throughout the production of the Local Plan and its accompanying SA. Alternatives have been considered from the early stages - from the Core Strategy Preferred Approach SA Report (January 2010) through to the production of this SA Report (2015). This section sets out the history of the SA of alternatives and options assessment to date. It summarises how options have been identified, assessed and progressed through different stages of plan-making; it summarises and refers to SAs that have been undertaken and outlines how the findings of these SAs have influenced different stages of the Local Plan.

Assessment of Alternatives in SA/SEA

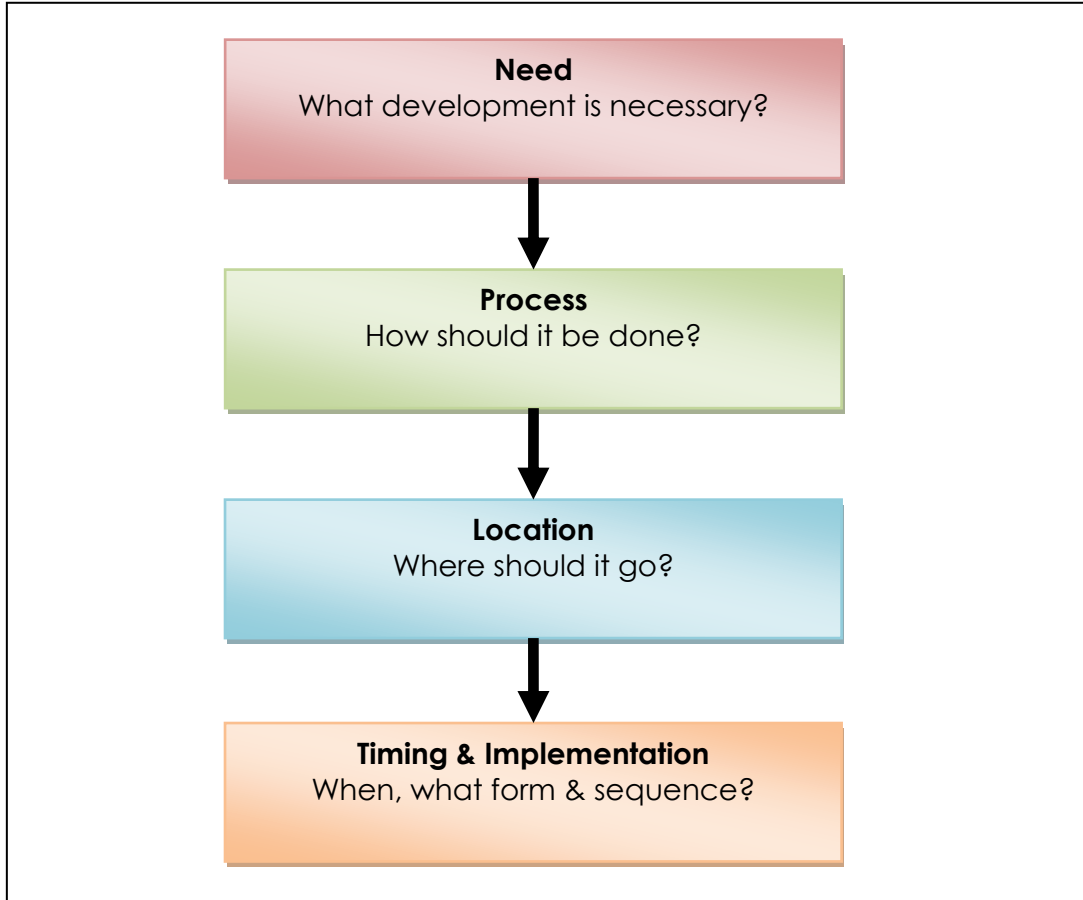
- 4.2 The EU SEA Directive²⁰ requires assessment of the likely significant effects of implementing the plan and "*reasonable alternatives*" taking into account "*the objectives and geographical scope*" of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term "*reasonable alternative*"; however, UK SA/SEA guidance²¹ advises that it should be taken to mean "*realistic and relevant*" i.e. deliverable and within the timescale of the plan.
- 4.3 Extant SEA guidance²² sets out an approach and methods for developing and assessing alternatives. This includes acknowledgement of a hierarchy of alternatives that are relevant and proportionate to the tiering of plan-making. Alternatives considered at the early stages of plan-making need not be elaborated in too much detail so that the "*big issues*" are kept clear; only the main differences between alternatives need to be documented i.e. the assessment should be proportionate to the level and scope of decision-making for the plan preparation. The hierarchy of alternatives is summarised in Figure 4.1 below.

²⁰ <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

²¹ <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

²² <http://www.pas.gov.uk/pas/core/page.do?pageld=152450>

Figure 4.1: Hierarchy of Alternatives in SA/SEA and Options in Plan-Making



- 4.4 Recent case law in England has clarified and provided further guidance for current practice on how alternatives should be considered in SA/SEA of spatial and land use plans. The Forest Heath Judgment²³ confirmed that the reasons for selecting or rejecting alternatives should be explained, and that the public should have an effective opportunity to comment on appraisal of alternatives. The SA report accompanying the draft plan must refer to, summarise or repeat the reasons that had been given in earlier iterations of the plan and SA, and these must still be valid.
- 4.5 The Broadlands Judgment²⁴ drew upon the Forest Heath findings and further set out that, although not an explicit requirement in the EU SEA Directive, alternatives should be appraised to the same level as the preferred option; the final SA Report must outline the reasons why various alternatives previously considered are still not as good as the proposals now being put forward in the plan, and must summarise the reasons for rejecting any reasonable alternatives - and that those reasons are still valid. The Rochford Judgment²⁵ confirmed that the Council had adequately explained how it had carried out the comparative assessment of competing sites and that any shortcomings in

²³ Save Historic Newmarket Ltd v Forest Heath District Council (2011) EWHC 606

²⁴ Heard v Broadland District Council, South Norfolk District Council, Norwich City Council (2012) EWHC 344

²⁵ Cogent Land LLP v Rochford District Council (2012) EWHC 2542

the early process had been resolved by the publication of an SA Addendum Report.

- 4.6 A recent High Court decision²⁶ found that the choice of alternatives for environmental assessment is a matter of planning judgment. In *Ashdown Forest Economic Development LLP, Sales, J* held that the planning authority has a substantial area of discretion as to the extent of the inquiries which need to be carried out to identify the reasonable alternatives which should then be examined in greater detail. Under the SEA Directive and Environmental Assessment Regulations 2004, it is the plan-making authority that is the primary decision-maker in relation to identifying what is to be regarded as a reasonable alternative.

SA Findings and Reasons for Selecting/Rejecting Alternatives in the Local Plan

Options for the Distribution of Growth

- 4.7 Various options for the distribution of growth, which is the overall settlement strategy for the District, were considered at the early stages of Local Plan development. These included:
- 'Witney Focus': Concentrate development at Witney
 - 'Three Towns': Concentrate development at Witney, Carterton and Chipping Norton
 - 'Dispersal': More dispersed development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton
 - A new village
 - Concentration of development along transport corridors
- 4.8 The two latter options of a new village and concentrating development along transport corridors were not considered reasonable options by the Council at the time. The reasons for why they were not considered reasonable were provided in the Issues and Options Consultation Document (2008). However, comments were still invited on these options as well as any other options consultees wished to put forward.
- 4.9 At the Issues and Options stage (2008) a distinct preference was expressed by respondents for the 'Three Towns' option (i.e. most development to be concentrated at Witney, Carterton and Chipping Norton) although there was a recognition that environmental and infrastructure constraints would present barriers to development in some areas. 45% of respondents ranked this option as their first preference compared to 30% supporting the concentration of development solely at Witney. There was also a degree of support for providing some development in smaller settlements, in order to sustain the villages and hamlets of the district.

²⁶ *Ashdown Forest Economic Development LLP v SSCLG, Wealden District Council and South Downs National Park Authority* [2014] EWHC 406 (Admin).

4.10 Taking account of consultation responses the Council considered that there were three reasonable options for the distribution of growth that should be considered through the SA process. These options were as follows:

- 'Witney Focus': Concentrate development at Witney
- 'Three Towns': Concentrate development at Witney, Carterton and Chipping Norton with a limited amount of dispersal across the District
- 'Dispersal': More dispersed development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton

4.11 The three reasonable options were appraised by the Council against the SA Framework with the findings presented in the Core Strategy Preferred Approach SA Report (January 2010)²⁷ which accompanied the Core Strategy Preferred Approach Document on public consultation from 5th February to 22nd March 2010. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.1: Summary of SA Findings for Distribution Options (2010)

Sustainability Objective	Witney focus	Three towns	Dispersal
Ensure everyone has the opportunity to live in a decent, sustainably constructed and affordable home	+	++	+
Promote thriving and inclusive communities	+	+	+
Improve education and training	+	+	-
Improve accessibility to all services and facilities improve health and well-being and reduce inequalities	++	+	-
Reduce air pollution and improve air quality	-	+/-	-
Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	+	+/-	-
Protect and improve soil and water resources	-	-	--
Reduce the risk from all sources of flooding.	+/-	+/-	+/-
Conserve and enhance landscape character and the historic environment, biodiversity and geodiversity	-	-	-
Maintain high and stable levels of employment Promote sustainable economic growth and competitiveness	+	+	+/-

²⁷ West Oxfordshire District Council (2010) Core Strategy Preferred Approach SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

- 4.12 The findings of the SA along with consultation responses, which indicated a preference for the 'Three Towns' option, helped to inform the Council's decision-making process. The 'Three Towns' option was progressed as the preferred option as it offered the best opportunity to meet affordable housing needs across the District and provided the potential to address infrastructure needs in the other main towns. Conversely, the 'Witney Focus' option was rejected as it would not meet the affordable housing needs of the District or address infrastructure needs in the other main towns.
- 4.13 The 'Dispersed' option was rejected as it was likely to necessitate significant expenditure on new or improved infrastructure (which could prove extremely difficult to secure within a reasonable timescale). Furthermore, many schools in the rural area are at capacity but the levels of housing development necessary to support a new school would be inappropriate and out of scale for many communities. The option would also provide the least potential for travel by sustainable modes and is likely to have the most adverse effect on rural roads and the character of the landscape, with many settlements within the Cotswolds AONB and Conservation Areas.
- 4.14 The 'Three Towns' option was therefore taken forward into the Draft Core Strategy (2011) and formed the basis of draft Core Policies CS1 - Overall Spatial Strategy, CS2 - Settlement Hierarchy and CS4 - Amount and Distribution of Housing. It was also reflected in the Draft Core Policies specific to Witney, Carterton and Chipping Norton. A further SA report was published alongside the Draft Core Strategy (2011) and set out the previous findings of the appraisal presented in Table 4.1 above.²⁸
- 4.15 Circumstances changed following the publication of the Draft Core Strategy (2011), which had to be taken into account in preparing the Draft Local Plan (2012). These included the announcement by the Defence Infrastructure Organisation (DIO) that some of its land in central Carterton could be made available to the open market for housing and the decision of the Secretary of State to reject the compulsory purchase needed for the Cogges Link Road (CLR) scheme at Witney to go ahead. The Council considered that these changes did not significantly affect the findings of the previous appraisal and the reasons for the selection/ rejection of options were still valid. The 'Three Towns' approach was therefore taken forward into the Draft Local Plan through a number of policies including primarily Core Policy 2 - Locating Development in the Right Places, whereby the majority of growth will be steered towards Witney, Carterton and Chipping Norton with more modest growth elsewhere.
- 4.16 Following the publication of the Draft Local Plan (2012), the Council announced in 2013 that publication of the pre-submission draft Local Plan would be deferred until further work had been carried out to consider housing needs across Oxfordshire. A Strategic Housing Market Assessment (SHMA) for Oxfordshire was published in April 2014, which identified the overall need for housing in Oxfordshire to 2031²⁹. The findings indicate that a higher level of

²⁸ West Oxfordshire District Council (2011) Draft Core Strategy SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

²⁹ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

housing growth is required to meet the needs of West Oxfordshire District than was previously proposed in the Draft Local Plan (2012). As a result of this along with other updated evidence, the Council decided that it would be prudent to undertake a fresh and independent assessment of the three reasonable spatial strategy options to confirm that the 'Three Towns' option still represents the preferred approach for the distribution of growth.

4.17 Enfusion was commissioned in March 2014 to assist the Council to progress the SA process for the Local Plan. The Council and Enfusion worked together and determined that there were no new reasonable options for the distribution of growth during the life of the Plan. The previously rejected 'New Village' and 'Transport Corridor' options were still not considered reasonable alternatives for the following reasons:

- A New village/ settlement is not considered a reasonable alternative as there are no available or suitable sites to accommodate the number of dwellings needed to provide the infrastructure necessary for a new settlement.
- Concentrating development along transport corridors is not considered a reasonable alternative given existing constraints, particularly AONB, landscape, and capacity of the existing road network.

4.18 Enfusion undertook a fresh and independent appraisal of the three reasonable options for the distribution of growth against the full SA Framework using updated evidence where available. The summary findings of the SA for the three distribution options are presented below with the detailed appraisals provided in Appendix III. It should be noted that although the Pre-Submission Draft Local Plan extends the plan period from 2029 to 2031 and therefore increases the housing requirement from 9,450 homes to 10,500 homes, this is not considered to have affected the previous SA findings. It should also be noted that in 2015 minor updates were made to the detailed appraisal of options presented in Appendix III in order to take account of new evidence and to ensure consistency with Pre-Submission Draft Local Plan policies. These updates did not significantly affect the findings of the SA set out below.

Table 4.2: Summary of SA Findings for Distribution Options (2014)

SA Objective	Options					
	'Witney Focus'		'Three Towns'		'Dispersed'	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	+	-	++		+	-
2. Improve health and well-being and reduce inequalities	+	-	+	-	+	?
3. Promote thriving and inclusive communities	+	-	+		+	-

SA Objective	Options					
	'Witney Focus'		'Three Towns'		'Dispersed'	
4. Improve education and training	+	-	+		-	
5. Maintain a low level of crime and fear of crime	0		0		0	
6. Improve accessibility to all services and facilities	+	--	+	-	-	?
7. Improve the efficiency of land use	-		-		-	
8. Reduce waste generation and disposal	0		0		0	
9. Reduce air pollution and improve air quality	- ?		0 ?		0 ?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	?		?		-	?
11. Protect and improve soil and water resources	0	?	0	?	0	?
12. Reduce the risk from all sources of flooding	0		0		0	
13. Conserve and enhance biodiversity and geodiversity	?		?		?	
14. Conserve and enhance landscape character and the historic environment	--	?	-	?	--	?
15. Maintain high and stable levels of employment	+	-	++		+	-
16. Promote sustainable economic growth and competitiveness	+	-	++		+	-

'Witney Focus': Concentrate development at Witney

- 4.19 This option would focus the majority of development in and around the main service centre of Witney. This would help to meet the housing, employment and infrastructure needs for the residents of Witney but would not help to meet the needs of the other settlements and rural communities of the District. The option is therefore considered to have the potential for both a minor

positive and minor negative long term effect against SA Objectives relating to housing, communities, education, employment and the economy. New development in Witney is likely to have good access to services and facilities given that it is the District's main service centre. There is also the potential to improve access to services and facilities for the existing residents. The concentration of development could lead to greater improvements in public transport alongside the provision of housing, employment and services/facilities which could help to reduce reliance on the private car for the residents of Witney. However, this would not help to improve accessibility to services and facilities for residents and therefore address reliance on the private vehicle in other areas of the District.

- 4.20 Concentrating development in Witney is likely to lead to a much higher level of growth than was considered in the previous transport and infrastructure assessments for the town. These indicated that while strategic improvements would mitigate the impacts of proposed development, the levels of traffic growth predicted would mean that the town network would continue to be subject to congestion at a number of key locations. While some mitigation will be provided by Local Plan policies it is still considered that the concentration of development in Witney would make mitigation costly and or difficult with residual major long-term negative effects on traffic.
- 4.21 Landscape assessment work carried out in 2012 indicated that none of the proposed strategic sites around Witney at the time could be developed without some harm to acknowledged landscape, visual or settlement attributes. Given the findings of the SHMA, the concentration of development at Witney would require much larger areas of development than were considered in the previous landscape work. The level of development proposed and density on the sites would also need to be higher. Given the findings of the landscape assessment work and the objectively assessed housing need identified in the SHMA (2014), it is considered that concentrating development primarily in Witney has the potential for major cumulative negative effects on landscape in the long-term. Mitigation is likely to be difficult and costly. It should be noted that the significance of the negative effect identified could potentially be reduced depending on the scale of growth; however, this will still be dependent to a certain extent on the precise location and design of new development.

'Three Towns': Concentrate development at Witney, Carterton and Chipping Norton with a limited amount of dispersal across the District

- 4.22 This option would concentrate development primarily at the three main service centres of Witney, Carterton and Chipping Norton while also allowing a limited amount of dispersed development across the District. This would help to meet the housing and employment needs for residents across the District, with the potential for a major long-term positive effect against SA Objectives 1, 15 and 16. The option was therefore also considered to have the potential for a minor positive long term effect against SA Objectives relating to communities, education and access to services/facilities.

- 4.23 New development in the three settlements is likely to have good access to services and facilities given that they are main service centres. There is also the potential to improve access to services and facilities for the existing residents. Improvements to public transport are likely to occur over a wider area compared to Option 1 but are likely to be less significant given that new development will be spread across the three settlements. Delivering some limited development in other settlements may help to sustain existing rural services and facilities, ensuring that they remain viable and continue to serve rural communities.
- 4.24 Concentrating development in the three main service centres has the potential to increase traffic on the existing road network. Transport assessments indicate that that negative effects are most likely to occur in Witney. The significance of the effect of this Option is likely to be reduced compared to Option 1, as the majority of development would be spread between the main three service centres. While mitigation provided by Local Plan policies and available at the project level are likely to ensure that significant effects do not occur, it is considered that there is still the potential for residual long-term minor negative effects on traffic. However, this will be dependent on the final distribution and scale of development across the District.
- 4.25 Given the available landscape evidence, it is considered that this Option has the potential for major long-term negative effects on landscape. However, as development will be spread across the three main service centres the significance of the effect is likely to be reduced compared to Option 1. It is considered that suitable mitigation will be provided by Local Plan policies and available at the project level to address significant effects. It is therefore considered that there is the potential for residual long-term minor negative effects on landscape. There is still an element of uncertainty, as the nature and significance of the effect on landscape will be dependent on the precise location and design/layout of development. While this Option could result in some development within the Cotswolds AONB, it is considered that this is likely to be small scale and is unlikely to have a major negative effect once mitigation has been taken into account.

'Dispersal': More dispersed development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton

- 4.26 This option would distribute development across the District, with development dispersed between the settlements and rural areas. This would help to meet the housing, employment and infrastructure needs for rural communities but is considered unlikely to meet the needs of the main service centres. The option is therefore considered to have the potential for both a minor positive and minor negative long term effect against SA Objectives relating to housing, communities, education, employment and the economy.
- 4.27 New development is unlikely to have good access to service and facilities unless it is situated within or in close proximity to the main towns or rural service centres. This is likely to increase the need to travel, particularly by private

vehicle. Improvements to public transport are likely to be less significant as a result of new development being dispersed. Compared to Options 1 and 2, this Option is less likely to result in positive effects in improving accessibility to services and facilities.

- 4.28 Compared to the other Options, dispersing development across the District is likely to reduce the localised negative effects of increased traffic on the existing road network, particularly in the main service centres. However, this will be dependent on the final distribution and scale of development across the District, therefore at this stage the effect is considered uncertain.
- 4.29 A third of the District lies within the Cotswolds AONB; this includes fifteen towns and large/medium-sized villages that might receive development as a result of this Option. While mitigation provided by Local Plan policies and available at the project level may help to reduce the significance of this effect, it is still considered that there is the potential for residual major long-term cumulative negative effects on the landscape of the District. There is an element of uncertainty at this stage until the scale and precise location of development is known; however, it is considered that there is a greater likelihood of development occurring within the AONB as a result of this Option. Conversely, this Option is likely to have a reduced negative effect on the landscape around the main service centres compared to Options 1 and 2 as more development will be directed to other areas of the District. There is still an element of uncertainty, as the nature and significance of the effect on landscape will be dependent on the location and design/layout of development.
- 4.30 Table 4.3 provides an outline of the reasons for selection/rejection of alternatives for the spatial strategy options where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.

Table 4.3: Summary of Approach to Alternatives Assessment and Selection for the Distribution of Growth

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
'Witney Focus': Concentrate development at Witney	Witney is the largest town in West Oxfordshire and is the focus for much of the District's employment provision and community infrastructure. Although the town is a sustainable location for accommodating a relatively significant volume of growth, the needs of communities throughout the rest of the district in terms of housing, community infrastructure and economic development will not be directly addressed through this strategy. Concentrating all development at Witney will fundamentally alter the character of the settlement with large scale expansion at the urban edge potentially resulting in coalescence with surrounding villages. Infrastructure

	<p>improvements arising through new development are unlikely to be sufficient to accommodate the level of growth required in the Local Plan, resulting in environmental degradation of Witney. Rural settlements could become further marginalised and isolated as development is restricted in locations where it is needed to meet identified needs.</p>
<p>'Three Towns': Concentrate development at Witney, Carterton and Chipping Norton with a limited amount of dispersal across the District</p>	<p>This option will enable the needs of communities throughout the whole of the district to be better addressed, through the dispersal of development to a number of sustainable locations, where existing communities, infrastructure provision and employment opportunities will help new development to integrate into the existing fabric of the District. The primary focus on the three main towns will ensure the majority of new development delivered over the lifetime of the Local Plan benefits from good access to a range of services, facilities and employment opportunities.</p>
<p>'Dispersal': More dispersed development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton</p>	<p>Complete dispersal of development throughout the whole of West Oxfordshire would be contrary to the aims and objectives of other plans and strategies affecting the District, such as the AONB Management Plan, as well as policies within the adopted and emerging Local Plans.</p> <p>The high quality landscape and the rich heritage of the towns and villages throughout the District are fundamental to the prosperity of the area, as well as the quality of lives of local communities. Although the benefits of some dispersal are recognised, such as sustaining the vitality of rural communities, it is considered that full dispersal of development would be too detrimental to the distinctive qualities of West Oxfordshire as a whole.</p>

Options for the Level of Growth

- 4.31 At the Issues and Options stage (2008), the number of new homes needed was dictated by the then emerging South East Regional Plan, which identified a total housing requirement of 7,300 dwellings in the period 2006 - 2026. Table 4.4 below taken from the Issues and Options paper (2008) sets out the additional housing needed over and above existing commitments at that time to meet the South East Plan requirement (i.e. 3,570 homes).

Table 4.4: Level of housing growth proposed at Issues and Options stage

	Central Oxon (Part)	Remainder of West Oxon	Total West Oxon
SE Plan (Panel recommendations)	3,800	3,500	7,300
Completions 1 April 06 – 31 Dec 07	720	760	1,480
Permitted Dwellings still to be completed (1 Jan 2008)	940	800	1,740
Local Plan allocated sites expected to be commenced or built by 2011	210	300	510
Shortfall in identified provision	1,930	1,640	3,570

- 4.32 Because the South East Plan specified the level of housing to be provided within the District there were no other reasonable options to be considered and therefore tested (i.e. higher or lower). At the Interim Approach stage (2009) and Preferred Approach stage (2010) the level of housing growth proposed was still based on the South East Plan although the figures were updated to take account of recent commitments (i.e. planning permissions).
- 4.33 In light of the potential revocation of the South East Plan, the Draft Core Strategy (2011) was informed by a local demographic projection independently commissioned by the Council.³⁰ The projections suggested that there was a need to deliver an additional 4,300 homes in the district between 2011 and 2026. Coincidentally this was broadly in line with the quantum of development originally envisaged over that period through the South East Plan (taking account of the 3,000 or so homes already built in the period 2006 - 2011). This level of housing growth was reflected in Draft Core Policy CS4 - Amount and Distribution of Housing which required 4,300 new homes to be provided between 1st April 2011 and 31st March 2026.
- 4.34 Following the publication of the Draft Core Strategy (2011) the Plan period was rolled forward from 2026 to 2029 to ensure the plan would cover a period of around 15 years from the anticipated date of adoption. The housing target was also updated and factored in the initial results from the 2011 Census. Three different 'scenarios' were identified, these included a 'natural change', 'employment-based' and a 'South East Plan' based scenario.
- 4.35 The 'natural change' scenario considered the amount of planned housing to 2016 and then calculated how many additional homes would be needed to accommodate 'natural growth' of the population in the period to 2029. Under this scenario, the total number of new homes in the period 2011 - 2029 was 4,000. The 'employment based' scenario considered planned growth to 2016 and then calculated how many homes would be needed up to 2029 in order to sustain the peak in the District's workforce predicted to occur at 2016. Under this scenario, the total number of new homes in the period 2011 - 2029 was 6,700. The 'South East Plan' based scenario considered planned growth

³⁰ <https://www.westoxon.gov.uk/files/download/7979-4251.pdf>

to 2016 and then rolled forward the residual south east plan requirement on a pro-rata basis to 2029. Under this scenario, the total number of new homes in the period 2011 - 2029 was 5,500.

- 4.36 The three scenarios were appraised by the Council against the SA Framework with the findings presented in the Draft Local Plan SA Report (October 2012)³¹ which accompanied the Draft Local Plan on public consultation from 7th November to 19th December 2012. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.5: Summary of SA Findings of Options for Growth Options (2012)

Sustainability Objective	Low Growth (4,000)	Medium Growth (5,500)	High Growth (6,700)
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	+	++	++
2. Improve health and well-being and reduce inequalities	+	+	+
3. Promote thriving and inclusive communities	+	++	++
4. Improve education and training	+	+	+
5. Maintain a low level of crime and fear of crime	?	?	?
6. Improve accessibility to all services and facilities	+	+	+
7. Improve the efficiency of landuse	?	?	?
8. Reduce waste generation and disposal	?	?	?
9. Reduce air pollution and improve air quality	+/-	+/-	+/-
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	+/-	+/-	+/-
11. Protect and improve soil and water resources	+/-	+/-	+/-
12. Reduce the risk from all sources of flooding	+/-	+/-	+/-
13. Conserve and enhance biodiversity and geodiversity	+/-	+/-	+/-
14. Conserve and enhance landscape character and the historic environment	+/-	+/-	-
15. Maintain high and stable levels of employment	+/-	+	+
16. Promote sustainable economic growth	-	+	+

³¹ West Oxfordshire District Council (2012) Draft Local Plan SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

Sustainability Objective	Low Growth (4,000)	Medium Growth (5,500)	High Growth (6,700)
and competitiveness			

- 4.37 The findings of the SA along with other planning factors, such as the availability of suitable land for housing and need for infrastructure such as roads and schools, informed the Council's decision to progress with the medium growth scenario (5,500 homes). The level of growth was in line with the South East Plan, took account of the need to increase housing supply to provide for economic growth and tackle housing affordability, but was balanced with the likely capacity of existing and planned infrastructure, the availability of suitable housing sites and the need to achieve a 'sustainable' level of development for the District. The draft Local Plan (2012) made it clear however that the housing target was not a 'ceiling' and could be exceeded.
- 4.38 The low growth scenario (4,000 homes) was rejected as it would be below previous trends of housing delivery in the District and would fall well short of identified housing need and demand. It would not be as effective in boosting housing supply and addressing affordability and would limit the opportunity to provide new or enhanced infrastructure. Importantly it would be inconsistent with the South East Plan. The high growth scenario (6,700 homes) whilst presenting the opportunity to boost housing supply and meet a greater proportion of identified housing need and demand, was considered likely to put existing and planned infrastructure under greater pressure and have potentially negative sustainability impacts with the release of more Greenfield land.
- 4.39 The Council announced in 2013 that publication of the pre-submission draft Local Plan would be deferred until further work had been carried out to consider housing needs across Oxfordshire. A Strategic Housing Market Assessment (SHMA) was published in April 2014, which identified the overall need for housing in Oxfordshire to 2031³². The findings indicated that a higher level of housing growth is required to meet the needs of West Oxfordshire District than was previously proposed in the Draft Local Plan (2012) for the medium growth scenario.
- 4.40 The SHMA considers a number of different scenarios having regard to demographic projections, economic (job) forecasts, housing affordability and other relevant factors including market signals. Table 4.6 below summarises the findings in relation to West Oxfordshire:

Table 4.6: SHMA (2014) Findings in relation to West Oxfordshire

Scenario	Number of homes (per annum)	Number of homes (2011 – 2031)
Household projections extended to 2031	512	10,240
Household projections adjusted and extended to 2031	541	10,280

³² Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

Economic baseline	590	11,800
Economic higher growth	661	13,220
Meeting full affordable housing need	685	13,700
Recommended range	635 – 685	12,700 – 13,700
Midpoint of range	660	13,200

- 4.41 The midpoint of the recommended range is 660 homes per annum. Over the period of the 2012 draft Local Plan (2011 – 2029) this would equate to 11,880 homes and over the period of the pre-submission draft Local Plan (2011 – 2031) would equate to 13,200 homes. However, whilst the SHMA forms an important part of the Local Plan evidence base, it does not set the Local Plan housing target. It is an 'unconstrained' assessment of housing need that takes no account of market capacity and deliverability, infrastructure, land availability or environmental constraints.
- 4.42 Furthermore, the SHMA recognises that in the case of West Oxfordshire, the demographic projections which form the starting point for assessing housing need (and also influence the SHMA economic projections) have been affected by high rates of past 'over-delivery' of housing in the District during the period 2006 – 2011. It suggests that this is an issue which the Council might wish to explore further.
- 4.43 The Council commissioned a separate report which considers the main inputs into and recommendations arising from, the SHMA. The report concludes that the SHMA recommended housing number (660 per annum) is too high for a number of reasons. The report was made available as part of the focused consultation in August 2014. Since then the Council has commissioned a further independent analysis of housing need in West Oxfordshire. The conclusion reached with reference to both studies and guidance published by the Planning Advisory Service in June 2014 is that the objectively assessed need for housing in West Oxfordshire in the period 2011 – 2031 is 525 homes per annum (10,500 in total). This requirement forms the basis of the pre-submission draft Local Plan (2015).
- 4.44 Whilst the SHMA is an important consideration, it is the role of the Local Plan to determine an appropriate housing target having regard to the SHMA but also taking account of other relevant considerations.
- 4.45 For the purposes of this report, the Council identified five different growth options to test through Sustainability Appraisal. The options identified were as follows:
- **Option 1: 500 dwellings per year** (a reasonable proxy for the 20 year average completion rate from 1991 – 2011 (473 per annum))
 - **Option 2: 541 dwellings per year** (Demographic Base + Shortfall as identified in the SHMA 2014)
 - **Option 3: 590 dwelling per year** (baseline economic growth scenario as identified in the SHMA 2014)

- **Option 4: 660 dwelling per year** (Midpoint Range as identified in the SHMA 2014)
- **Option 5: 800 dwellings per year** (Midpoint Range as identified in the SHMA 2014 + 140 dwellings from neighbouring LPAs)

4.46 Enfusion was commissioned in March 2014 to assist the Council to progress the SA process for the Local Plan, which included a fresh and independent appraisal of the reasonable options for the level of growth. Enfusion undertook an appraisal of the five options above against the full SA Framework using update evidence where available. The summary findings of the SA for the five options are presented below with the detailed appraisals provided in Appendix IV. It should be noted that in 2015 minor updates were made to the detailed appraisal of options presented in Appendix III in order to take account of new evidence and to ensure consistency with Pre-Submission Draft Local Plan policies. These updates did not result in any significant changes to the findings of the SA set out below. Whilst the period of the pre-submission draft Local Plan has been extended to 2031 and the housing requirement has therefore increased from 9,450 homes to 10,500 homes, this is not considered to have significantly affected the previous SA findings, particularly as the proposed quantum of housing remains within the range of options tested.

Table 4.7: Summary of SA Findings for Growth Options (2014)

SA Objective	Options									
	1		2		3		4		5	
	500 dwellings per year	541 dwellings per year	590 dwellings per year	660 dwellings per year	800 dwellings per year					
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	+		+		+		++ ?		++ ?	
2. Improve health and well-being and reduce inequalities	+	-	+	-	+	-	+	-	+	-
3. Promote thriving and inclusive communities	+		+		+		++ ?		++ ?	
4. Improve education and training	+		+		+		+ ?		+ ?	
5. Maintain a low level of crime and fear of crime	0		0		0		0		0	
6. Improve accessibility to all services and facilities	+	?	+	?	+	?	+	?	+	?
7. Improve the efficiency of land use	-	?	-	?	-	?	--	?	--	?
8. Reduce waste generation and disposal	0 ?		0 ?		0 ?		0 ?		0 ?	
9. Reduce air pollution and improve air quality	0 ?		0 ?		0 ?		0 ?		0 ?	

SA Objective	Options									
	1		2		3		4		5	
	500 dwellings per year	?	541 dwellings per year	?	590 dwellings per year	?	660 dwellings per year	?	800 dwellings per year	?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	0	?	0	?	0	?	0	?	0	?
11. Protect and improve soil and water resources	0	?	0	?	0	?	0	?	0	?
12. Reduce the risk from all sources of flooding	0		0		0		0		0	
13. Conserve and enhance biodiversity and geodiversity	?		?		?		?		?	
14. Conserve and enhance landscape character and the historic environment	-	?	-	?	-	?	--	?	--	?
15. Maintain high and stable levels of employment	+		+		+		++ ?		++ ?	
16. Promote sustainable economic growth and competitiveness	+		+		+		++ ?		++ ?	

- 4.47 The appraisal found that as the level of growth increases so does the likelihood and potential significance of positive effects of the Options against SA Objectives relating to the provision of housing, communities and economy and employment. Based on the findings of the recent SHMA Options 1 to 3 are considered to have the potential for minor long-term positive effects, whereas Options 4 to 5 are considered to have the potential for major long-term positive effects on the provision of housing, communities and economy and employment due to the higher levels of proposed growth. However, it should be noted that the most recent SHMA recognises that the demographic projections and to a lesser extent the economic (job) forecasts for West Oxfordshire have been influenced by very high rates of past housing delivery.
- 4.48 In line with the Government's national planning practice guidance the Council has through a separate report, further considered the issue of past 'over-delivery' of housing and the extent to which this has 'inflated' future demographic projections and economic forecasts in West Oxfordshire. The conclusion reached is that the demographic projections upon which the SHMA is based have indeed been affected by past over-supply of housing in West Oxfordshire during the period 2005 – 2010. This caused an above average increase in in-migration which has then been projected forward. When longer-term average rates of in-migration are applied the projected population (and thus household) increase is lower than suggested in the SHMA.
- 4.49 Furthermore, the relatively ambitious levels of proposed growth associated with Options 4 and 5 compared to long-term average past rates of delivery

(474 homes per annum from 1991 – 2011) could mean that there are deliverability issues with regard to sustained provision of new housing at such a high level over the period of the Local Plan. The appraisal recognises this and considers that there is an element of uncertainty with regard to the potential major long-term positive effects identified for Options 4 and 5 against SA Objectives 1, 3, 15 and 16.

- 4.50 The appraisal also found that as the level of growth increases so does the likelihood and potential significance of negative effects against SA Objectives relating to human health, the efficient use of land, traffic, air quality, biodiversity and heritage. It is considered that appropriate mitigation will be provided through Local Plan policies and available at the project level to address potential significant negative effects on health, traffic, air quality, biodiversity and heritage. However, at this stage there is also an element of uncertainty, as the nature and significance of effects will be dependent on the precise location of development and sensitivity of receptors. At this stage, there are no significant differences in the predicted nature and significance of effects between the options. The evidence base will be updated to inform the emerging Plan. The findings of this work will need to be considered as part of the iterative SA process.
- 4.51 All of the options are considered to have the potential for major long-term negative effects on the landscape. While Local Plan policies are likely to provide suitable mitigation to address significant negative effects this assumption becomes more uncertain for the higher levels of proposed growth, in particular for Option 4 and 5. The District has high landscape value with over a third of its area designated as an AONB. Given the mitigation that is likely to be provided through Local Plan policies and available at the project level it is assumed that Options 1 to 3 have the potential for residual long-term negative effects against this SA Objective. It is assumed that the higher levels of growth proposed in Options 4 and 5 could result in a greater amount of development potentially needing to be accommodated on fringe greenfield sites including land within the Cotswolds AONB. Taking a precautionary approach, it is therefore considered that the levels of growth proposed in Options 4 and 5 are more likely to have a cumulative major long-term negative effect against this SA Objective.
- 4.52 Table 4.8 provides an outline of the reasons for selection/rejection of alternatives for the level of growth where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.

Table 4.8: Summary of Approach to Alternatives Assessment and Selection for Growth Options

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Option 1: 500 dwellings per year (a reasonable proxy for the average completion rate from 1991 – 2011 (473 per annum))	Although previous appraisals have indicated that this level of growth would be constrained by environmental constraints affecting the District and other issues including infrastructure

	<p>capacity, it is evident that there is a need to boost planned housing supply in order to meet identified needs. A target of 500 homes per annum would exceed the long-term average from 1991 – 2011 of 474 homes per annum and therefore represent a 'boost' in housing supply as required by the NPPF. It would be less effective than the other options in terms of meeting affordable housing needs and economic forecasts, however the affordable housing model used in the SHMA is not designed to set an overall housing target and furthermore, economic forecasts are notoriously unreliable and because they are based on forecast population increases, have also been influenced by above average rates of past housing delivery within the District. On balance however it is considered that the housing target should exceed 500 homes per annum; therefore, this option has been rejected.</p>
<p>Option 2: 541 dwellings per year (Demographic Base + Shortfall as identified in the SHMA 2014)</p>	<p>Option 2 would represent a more significant 'boost' to housing supply in line with the NPPF and would help to meet affordable housing needs and economic forecasts more fully (notwithstanding the concerns relevant to those set out above). However, it is important to note that the SHMA itself recognises that the demographic projections for West Oxfordshire have been affected by past rates of housing delivery within the District. On balance, a housing target broadly in line with Option 2 is likely to strike a reasonable balance between the need to meet housing needs including affordable housing and support economic growth. This option has therefore been progressed (albeit at a slightly reduced rate of 525 homes per annum).</p>
<p>Option 3: 590 dwelling per year (baseline economic growth scenario as identified in the SHMA 2014)</p>	<p>Option 3 would clearly represent a more significant 'boost' to housing supply than Options 1 and 2, in line with the NPPF, but at 590 homes per annum this would be considerably higher than the long-term average trend (474 homes per annum 1991 – 2011). It is therefore questionable whether this quantum of development could be sustained over the period of the Local Plan. The District Council also has concerns about the job-led model used in the SHMA to derive the employment based housing requirements. Recent guidance published by the Planning Advisory Service after the SHMA was completed, highlights a number of limitations with such models which often result in significant population outputs compared to inputs. The Council's updated Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there are not</p>

	<p>enough suitable and deliverable sites available to meet such a high housing target. On balance it is considered that a housing target based on or around Option 3 would be too high and should not be taken forward.</p>
<p>Option 4: 660 dwelling per year (Midpoint Range as identified in the SHMA 2014)</p>	<p>The SHMA recommends a range of between 635 – 685 homes per annum in West Oxfordshire, the mid-point of which is 660 per annum. Again, whilst this would clearly represent a significant boost to housing supply, it would be much higher than long term average past rates of delivery and the ability to sustain this level of growth over the period of the Local Plan is therefore questionable. For the reasons set out previously the demographic projections for West Oxfordshire which feed into the recommended 660 homes per annum have been 'inflated' by the past 'over-supply' of housing in the period 2006 – 2011. Furthermore, the economic forecasts upon which this option is also based are highly ambitious and may not be realised. They are also policy-on, rather than policy-neutral insofar as they factor in aspirational job-growth relating to the Oxfordshire LEP. This would appear to be contrary to established case law which suggests an objective assessment of housing need should be 'policy neutral'.</p> <p>The provision of 660 homes per annum would also place the District's existing and planned infrastructure under greater pressure than Options 1 – 3 and would lead to the release of more greenfield land including potentially land within the AONB which covers around a third of the District. The Council's updated Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there are not enough suitable and deliverable sites available to meet such a high housing target. This option was therefore rejected.</p>
<p>Option 5: 800 dwellings per year (Midpoint Range as identified in the SHMA 2014 + 140 dwellings from neighbouring LPAs)</p>	<p>Option 5 considers the possibility of the District meeting its full 'unconstrained' housing need as identified in the SHMA and also a proportion of the housing need of other Districts (140 homes per annum). It is evident that Oxford City is unlikely to be able to meet its full housing need and therefore it is appropriate to consider the possibility of West Oxfordshire having to meet some of Oxford's 'unmet' need. On balance, it is considered that a target of 800 homes per annum would not be appropriate for the Local Plan. Whilst clearly representing a significant boost to housing supply, it is notable that in the 20-year period 1991 – 2011, delivery in excess of 800 homes per annum was only achieved in</p>

	<p>two years (2006 and 2007) and that was only possible because of several large housing schemes coming forward at the same time. The long-term average over the same period is much lower at 474 homes per annum. The Council's updated Strategic Housing Land Availability Assessment (SHLAA) also demonstrates that there are not enough suitable and deliverable sites available to meet such a high housing target. Other relevant considerations including the District's environmental constraints and infrastructure capacity, lead the Council to the conclusion that a target of 800 homes per annum is not appropriate or achievable. The Council is committed to a process of joint working with the other Oxfordshire local authorities through the duty to co-operate and will be involved in the process of assessing different options for meeting Oxford City's unmet housing need. If options are identified in West Oxfordshire this would be addressed through a focused early review of the new Local Plan.</p>
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Options for Employment Growth

4.53 Various options have been proposed in relation to the level of employment growth to be delivered by the Local Plan. At Issues and Options (2008) three main options were proposed:

- **Indigenous growth** - 10 ha of employment land.
- **Steady growth** - 33 ha of employment land.
- **Higher growth** - 50 ha of employment land.

4.54 Consultation responses to the Issues and Options Document (2008) showed the greatest level of support for the 'steady growth' scenario with the provision of an extra 30ha of employment land over 20 years.

4.55 At the Interim Approach stage in 2009, the initial options were expanded as follows:

- **Indigenous Growth**
 - Provision of up to an additional 10ha of new employment land (40ha in total taking account of existing commitments of 30ha)
 - Focus on indigenous growth to broadly match new labour supply
- **Steady Growth (60ha in total)**
 - Provision of an additional 30ha of employment land (existing commitments of 30ha)
 - Focus on supporting indigenous growth and business start-ups whilst catering for a modest level of inward investment

- **Higher Growth (80ha in total)**
 - Provision of an additional 50ha of new employment land (existing commitments of 30ha)
 - Support indigenous growth but more active encouragement of inward investment
 - Allocate a strategic area for employment in the Local Plan
 - Continue and expand criteria based policies for new employment sites
- 4.56 Consultation responses on the Interim Position Statement (February 2009) showed that there was support for the emerging approach to economic development, with the majority of growth being focussed on the main towns and larger villages. The smart growth approach to modernising and intensifying existing employment sites was also seen as an appropriate means of addressing the imbalance between residential and employment development in the district. Growth in employment opportunities is seen as a key factor in maintaining the vibrancy of towns and in reducing the level of out-commuting.
- 4.57 At the Preferred Approach stage in 2010, four main options were put forward:
- Indigenous Growth
 - Steady Growth
 - Higher Growth
 - Small-Scale Dispersal
- 4.58 The four options were appraised by the Council against the SA Framework with the findings presented in the Core Strategy Preferred Approach SA Report (January 2010)³³ which accompanied the Core Strategy Preferred Approach on public consultation from 5th February to 22nd March 2010. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.9: Summary of SA Findings of Options for Employment Growth (2010)

SA Objective	Options			
	Indigenous Growth	Steady Growth	Higher Growth	Small Scale Dispersal
Promote thriving and inclusive communities	+/-	+	+	+
Improve accessibility to all services and facilities	+	+/-	--	+/-
Improve the efficiency of land use	+/-	+/-	+/-	+/-

³³ West Oxfordshire District Council (2010) Core Strategy Preferred Approach SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

SA Objective	Options			
	Indigenous Growth	Steady Growth	Higher Growth	Small Scale Dispersal
Conserve and enhance biodiversity, geodiversity, landscape character and the historic environment	+/-	+/-	+/-	+/-
Maintain high and stable levels of employment	+/-	+	++	+
Promote sustainable economic growth and competitiveness	+/-	+	++	+

- 4.59 The findings of the SA, a SWOT analysis as well as other factors informed the Council's decision-making process. The steady growth option reflects the approach that had led to a relatively successful economy to date and was broadly consistent with the regional and sub-regional planning and economic strategies. The indigenous growth option places greater emphasis on growth in small businesses, retail and tourism, reduces pressures on the labour supply and infrastructure and minimises new land requirements.
- 4.60 The option of providing more flexibility for small scale dispersal also scores positively if safeguards are included to limit the impact of excessive dispersal of employment development on the rural character of the area. This was consistent with the findings of the issues and options consultation where there was general support for pursuing the Steady Growth scenario and also support for expanding the policy approach, allowing provision of small employment sites in smaller villages to further promote rural diversification.
- 4.61 In light of the above, the Council progressed a combination of the Steady Growth and Small Scale Dispersal options. This was presented in the Core Strategy Preferred Approach Document which was published in January 2010. This preferred approach was subsequently progressed through the Draft Core Strategy (2011) and Draft Local Plan (2012) and formed the basis of a number of policies.
- 4.62 Since the publication of the Draft Local Plan in 2012 there have been updates to the evidence base, which includes the West Oxfordshire Economic Study Update (2012) a new West Oxfordshire Economic Snapshot (2015) as well as the economic evidence underpinning the SHMA³⁴ the latter two reports confirming that the planned level of provision of 60 hectares of business land identified in the draft Local Plan (2012) is more than sufficient to meet future job forecasts. The updated evidence has therefore not identified any new reasonable alternatives to employment growth and the Council considers that the updated evidence does not significantly affect the findings of the SA for the employment growth options; therefore, the reasons for the selection/rejection of options are still valid.

³⁴ Economic Forecasting to Inform the Oxfordshire Strategic Economic Plan and Strategic Housing Market Assessment (SQW/Cambridge Econometrics – February 2014)

4.63 Table 4.10 provides an outline of the reasons for selection/rejection of alternatives for employment growth where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and feasibility, play a key role in the decision-making process.

Table 4.10: Summary of Approach to Alternatives Assessment and Selection for Employment Growth

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Indigenous Growth	<p>The indigenous growth strategy would only provide very modest amounts of new land for business development and would focus primarily on remaining allocations and existing commitments. Such a strategy would not provide choice in the market for land for existing businesses wishing to expand in West Oxfordshire or for new businesses wishing to invest in the District. This strategy is less likely to balance local economic development with the likely level of planned housing growth potentially driving higher levels of out commuting to neighbouring centres. This strategy will provide less certainty for investors and existing businesses through less clarity on the extent and availability of business development land in West Oxfordshire. This would be harmful to economic activity rates in the District.</p>
Steady Growth	<p>The steady growth strategy supports the indigenous growth of local businesses in West Oxfordshire while providing sufficient land for a modest amount of inward investment to the District.</p> <p>This strategy would be consistent with the past trends in economic development and the proposed development strategy for the District by focussing the majority of development at Witney, Carterton and Chipping Norton. It would also enable some distribution of employment development throughout the rest of the District without placing significant pressure on the environmental qualities of the rural areas.</p> <p>Identifying sufficient land within the main settlements to accommodate new inward investment will reduce the pressure on the district's infrastructure by concentrating development where the infrastructure is already in place or where planned improvements are due to take place. It will also reduce the need to travel by focussing development in close proximity to the main residential centres with sustainable transport links. Balancing housing growth with sufficient inward investment from new businesses will help to balance the economic and social needs of the District, better enabling people to live and work in the area and reducing the need to commute to other centres. The provision of new land for business development will</p>

	also enable the expansion of established businesses through better availability and choice for land.
Higher Growth	The emphasis of this strategy is to encourage higher levels of inward investment to the District through the provision of greater areas of land for business development. This could potentially further reduce out commuting and reduce the pressure on the inter urban transport network but is likely to result in greater pressure on local transport infrastructure with the larger towns becoming the focus for more significant business and housing growth, as well as further in-commuting from surrounding areas. The strategy would also result in greater pressure on the natural and historic environment in West Oxfordshire while exceeding the amount of land required to balance economic development with the projected levels of housing growth required for the District.
Small-Scale Dispersal	The dispersal of development throughout the District would not be consistent with the overall spatial strategy for the District and is more likely to increase the need to travel via less sustainable means, by locating business development away from the primary population centres and the main public transport routes. Excessive dispersal of development is more likely to threaten the environmental qualities and rural character of the District; however, it must be recognised that some dispersal of business land is needed in order to ensure the needs of the rural economy are met.

Directions of Growth at Witney

4.64 A number of options for strategic development in Witney have been considered through the development of the Local Plan. The relative lack of available previously developed (brownfield) land within the built up area to accommodate the projected level of growth meant that a series of greenfield sites beyond the urban edge were identified as potential strategic development locations. At Issues and Options stage (2008) views were sought on the following strategic options:

- North of Witney
- North-east
- East of Jubilee Way
- East of Cogges
- West
- South of A40

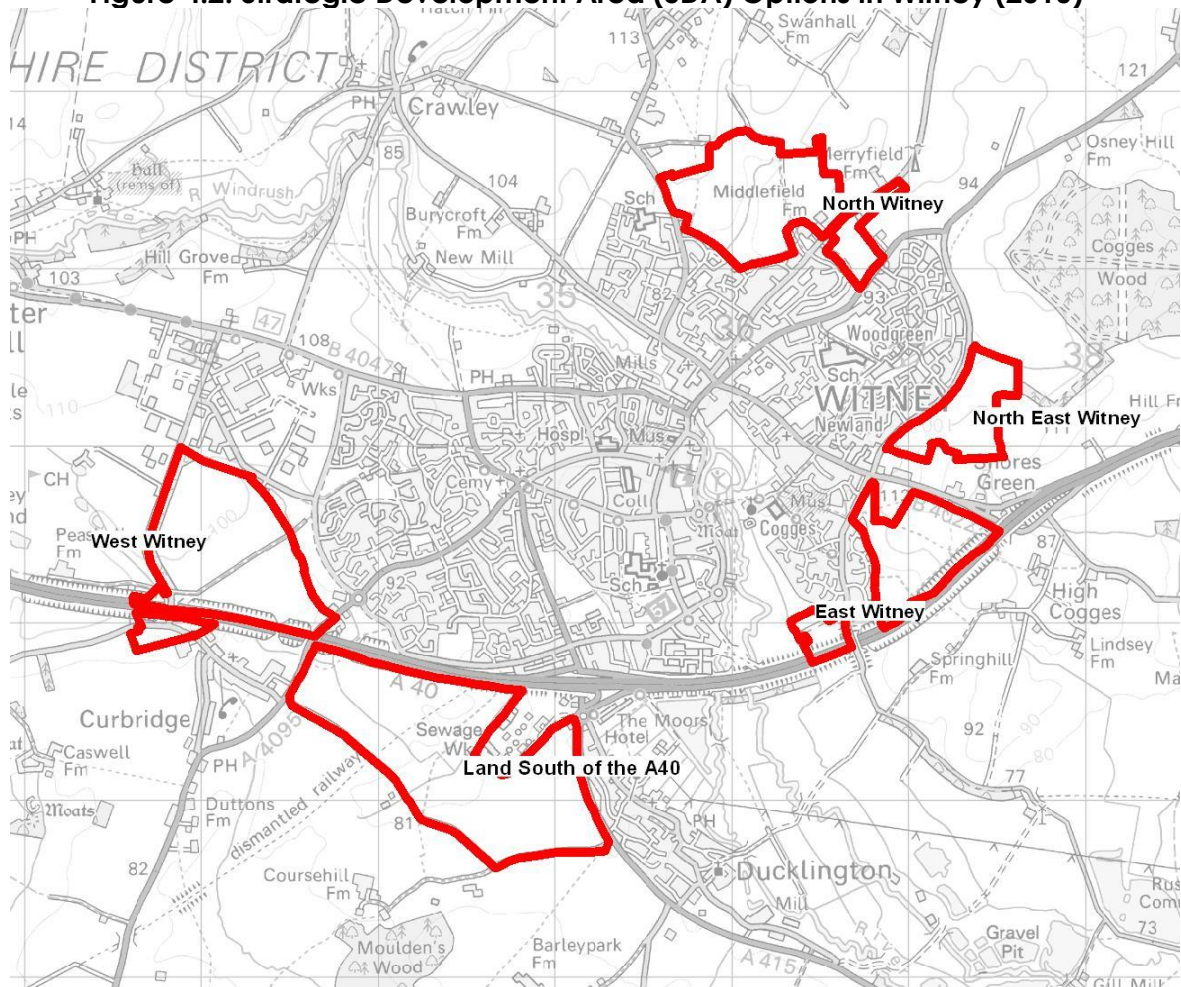
4.65 These options were identified having regard to a number of different factors including the adopted Local Plan and previous site submissions. A further 'call for sites' exercise undertaken in March 2008 and July 2008 did not identify any further strategic site options on the edge of Witney.

4.66 The majority of consultation responses favoured land to the west of Witney, with this area having previously been identified as a reserve site in the adopted Local Plan (2006). Further views were then sought on strategic options for growth at the Interim Approach stage (2009) on the following options:

- North Witney
- North East Witney
- East Witney
- Land South of the A40
- West Witney

4.67 Figure 4.2 below shows the location of the strategic development options in relation to the existing built up area of Witney.

Figure 4.2: Strategic Development Area (SDA) Options in Witney (2010)



4.68 The five options were appraised by the Council against the SA Framework with the findings presented in the Core Strategy Preferred Approach SA

Report (January 2010)³⁵ which accompanied the Core Strategy Preferred Approach on public consultation from 5th February to 22nd March 2010. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.11: Summary of SA Findings for Strategic Development Options in Witney (2010)

SA Objective	Options				
	North	North East	East	South of the A40	West
Improve health and well-being and reduce inequalities. Promote thriving and inclusive communities	+	-	+/-	--	+
Improve education and training	+	-	+	+/-	++
Improve accessibility to all services and facilities	+	+	+	+/-	+/-
Reduce air pollution and improve air quality	-	-	-	+/-	+/-
Protect and improve soil and water resources	+/-	+/-	+/-	+/-	+/-
Reduce the risk from all sources of flooding	+	+/-	+/-	+/-	+/-
Conserve and enhance biodiversity and geodiversity	-	-	-	-	-
Conserve and enhance landscape character and the historic environment	-	--	--	+/-	+/-
Maintain high and stable levels of employment Promote sustainable economic growth and competitiveness	+	+/-	+/-	+	++

- 4.69 As at the Issues & Options stage, the majority of consultation responses to the Core Strategy Preferred Approach (2010) favoured land to the west of Witney. The findings of the SA, consultation responses and other planning factors informed the Council's decision-making process. The West Witney Option was identified as the most sustainable and deliverable option so was therefore progressed as a strategic development area by the Council. Development to the west of the town would not be dependent on construction of the Cogges Link Road, puts less pressure on the most sensitive areas of the highway network (Bridge Street and the Air Quality Management Area (AQMA), and with the incorporation of significant green infrastructure, will have less overall landscape impact.
- 4.70 Land to the north of Witney was identified as having the potential to deliver additional housing in the longer term after the life of the Plan. It could accommodate a mix of uses including community facilities and is relatively accessible to the town centre. However, in the absence of the Cogges Link Road and/or the West End Link river crossing, development on the site would

³⁵ West Oxfordshire District Council (2010) Core Strategy Preferred Approach SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

add an unacceptable level of traffic to the east of the town worsening congestion and air quality in the Bridge Street area and the AQMA. The East and North East Witney options were rejected as they were closely associated with the implementation of the Cogges Link Road, constrained by their topography and there was also the potential for a significant adverse visual impact. Land to the south beyond the A40 was rejected as development would result in unsustainable urban sprawl, would be dependent on car travel and would create a poor level of residential amenity.

- 4.71 The West Witney option was subsequently progressed through to the Draft Core Strategy (2011) and reflected in draft core policies CS4 - Amount and Distribution of Housing, CS5 - Strategy for Witney and CS6 - West Witney Strategic Development Area. The findings of the SA for the strategic development area options for Witney were reiterated in the Draft Core Strategy SA Report (2011) that accompanied the Draft Core Strategy on public consultation from 24th January to 11th March 2011. It should be noted that there were no changes or revisions made to the appraisals.
- 4.72 Following the decision of the Secretary of State in 2012 not to allow the compulsory purchase order (CPO) needed for the Cogges Link Road (CLR) scheme at Witney to go ahead, the Council considered it necessary to re-appraise three of the strategic development area options at Witney through the SA process. This decision by the Secretary of State was particularly pertinent to land at East Witney which was previously rejected partly as a result of the 'severance' that the CLR would have created. It was also relevant to North and West Witney options because of the knock-on transport implications of the CLR decision and the need for a suitable alternative or combination of alternatives to be identified. Land to the North East and South (of the A40) of Witney was not re-appraised through SA process because the Council considered that the Cogges Link decision did not significantly affect the findings of the previous appraisal work, presented in the Draft Core Strategy SA Report (2011).
- 4.73 The Council re-appraised the North, West and East Witney options against the SA Framework with the findings presented in the Draft Local Plan SA Report (October 2012)³⁶ which accompanied the Draft Local Plan on public consultation from 7th November to 19th December 2012. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.12: Summary of the Re-appraisal of the North, East and West Witney Strategic Development Area (SDA) Options (2012)

SA Objective	Options		
	North	East	West
Improve health and well-being and reduce inequalities. Promote thriving and inclusive communities	+	++	+
Improve education and training	+	+	++

³⁶ West Oxfordshire District Council (2012) Draft Local Plan SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

Improve accessibility to all services and facilities	+	++	+
Reduce air pollution and improve air quality	-	+	+/-
Protect and improve soil and water resources	+/-	+/-	+
Reduce the risk from all sources of flooding	+/-	+/-	+
Conserve and enhance biodiversity and geodiversity	-	-	+/-
Conserve and enhance landscape character and the historic environment	-	-	+/-
Maintain high and stable levels of employment Promote sustainable economic growth and competitiveness	+/-	+/-	++

- 4.74 The findings of the revised SA along with a more detailed comparative site assessment process informed the Council's decision to progress the West Witney option to deliver 1,000 homes and the East Witney option to deliver 300 homes. Two options were progressed in order to deliver sufficient housing in areas that meet the needs of the population, while also delivering the necessary highways infrastructure required to improve traffic flow, reduce air pollution and improve accessibility (a new junction onto the A40 at Down's Road linked to the West Witney development and west facing slip roads at Shores Green linked to the East Witney development).
- 4.75 In 2013 the Council announced that publication of the pre-submission draft Local Plan would be deferred until further work had been carried out to consider housing needs across Oxfordshire. A Strategic Housing Market Assessment (SHMA) was published in April 2014, which identified the overall need for housing in Oxfordshire to 2031³⁷. The findings indicated that a higher level of housing growth is required to meet the needs of West Oxfordshire District than was previously proposed in the Draft Local Plan (2012).
- 4.76 The need for a higher level of housing growth made it necessary to reconsider the strategic development options at Witney. Enfusion was commissioned in March 2014 to assist the Council to progress the SA process for the Local Plan, which included a fresh and independent appraisal of the reasonable options for strategic development in Witney. It was determined that four of the five previous options for strategic development should be re-appraised and based on updated evidence where available. This includes the following strategic development options:
- Land south of the A40
 - East Witney
 - North Witney
 - North East Witney

³⁷ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

- 4.77 It was decided not to re-appraise the West Witney option through the SA process as since the last appraisal was undertaken, the site has secured a resolution to grant planning permission subject to a S106 agreement. The site will therefore no longer be considered through the Local Plan or the SA as a strategic development option rather it will be identified as an existing commitment.
- 4.78 Some of the consultation responses to the Draft Local Plan SA Report (2012) questioned why a multi-site option was not being considered through the Local Plan and SA. It was therefore decided that Enfusion would also undertake an appraisal of a multi-site option, which would comprise a combination of the four options identified above with the minimum level of development on any one site being 300 dwellings. Prior to this assessment, 300 dwellings had been tested on the East Witney site as this quantum of development was considered possible without significant landscape impact. It was considered therefore that this would be an appropriate level to consider on each site as part of a multi-site option, although the level is likely to fall below the threshold for the provision of some on-site community facilities such as a primary school.
- 4.79 Enfusion undertook an appraisal of the following five strategic development options for Witney against the full SA Framework using updated evidence where available:
- Land south of the A40
 - East Witney
 - North Witney
 - North East Witney
 - Multi-site
- 4.80 It should be noted that no other reasonable options for strategic development in Witney were identified. Figure 4.3 below shows the location of the strategic development options that have been subject to further appraisal. The summary findings of the SA comparative appraisal for the five options are presented below in Table 4.13 with the detailed appraisals provided in Appendix V. These have been updated where necessary since the SA of the Focused Housing Consultation (July 2014) to take account of consultation responses received and more recent evidence that has been made available. The summary findings should be read in conjunction with the detailed appraisal matrices.

Figure 4.3: Strategic Development Area (SDA) Options in Witney (2014)

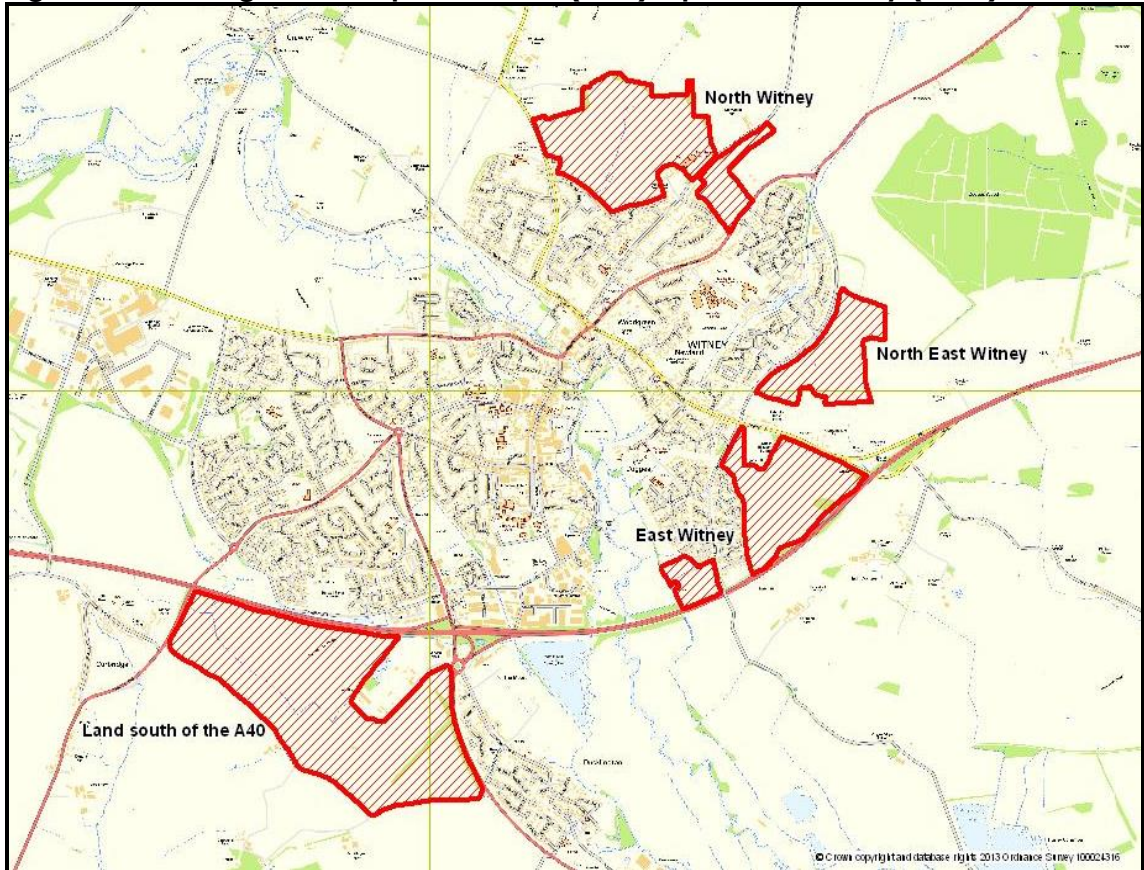


Table 4.13: Summary of SA Findings for Strategic Development Area (SDA) Options in Witney (June 2014 and updated February 2015)

SA Objective	Options					Summary Comparative Appraisal
	South of the A40	East Witney	North Witney	North East Witney	Multi-site	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	++	++	++	++	++	All of the options have the potential to provide residential development with major long-term positive effects against this SA Objective. The multi-site option could potentially allow for a greater level of housing growth compared to the other options and therefore the significance of the long-term positive effect could be greater. However, this is uncertain at this stage and dependent on the overall level of housing growth identified. It should be noted that a reduced quantum of development of just 300 homes on each site could reduce the ability to provide the necessary infrastructure to mitigate the impact of development and provide wider benefits.
2. Improve health and well-being and reduce inequalities	+ ?	+ ?	+ ?	+ ?	+ ?	It is assumed that any proposal for development would be required to make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, recreational and other community facilities. Any proposal for development would result in the loss of Greenfield land on the edge of the settlement. There are no significant differences between the options.
3. Promote thriving and inclusive communities	+ -	+ ?	+ + ?	+ + ?	+ ?	It is assumed that any proposal for development would be required to make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, recreational and other community facilities with the potential for a minor positive effect. Land south of the A40 is the furthest from the town centre at 2.3km away and the A40 presents a significant barrier to the integration of development with the existing community despite the proposed pedestrian/cycle links being put forward by the site promoter; therefore, there is the potential for minor long-term negative effects. There is uncertainty against the East, North East and multi-site options as they are over 1.6km walking distance from the town centre.

SA Objective	Options										Summary Comparative Appraisal
	South of the A40		East Witney		North Witney		North East Witney		Multi-site		
											It should be noted that the East site comprises two parcels of land, one which is within 1.6 km of the Town Centre and one which is outside 1.6 km. The North Witney option is within 1.6km of the town centre and there are no significant barriers to the integration of development with the existing community.
4. Improve education and training	+ ?		+ ?		+ ?		+ ?		+ ?		As all of the options are situated on the edge of Witney, the District's main service centre, they are all within a reasonable walking distance to existing education facilities. In line with the pre-submission draft Local Plan Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Although there are some differences in the proximity of each option to existing schools, there are no significant differences between the options.
5. Maintain a low level of crime and fear of crime	0		0		0		0		0		The effects on crime will depend on the design and layout finalised at the development management level. There are no significant differences between the options.
6. Improve accessibility to all services and facilities	-	+	+	+	+	+	-	+	-	?	Evidence suggests that there are high levels of traffic within Witney and congestion is a problem. Development at any of the options has the potential to increase the level of traffic on the existing road network. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty.

SA Objective	Options					Summary Comparative Appraisal
	South of the A40	East Witney	North Witney	North East Witney	Multi-site	
						<p>Development at East and North Witney have the potential to deliver transport infrastructure (West End Link & Shores Green Slip Roads) that could improve traffic within Witney with the potential for a minor long-term positive effect. However, there is still an element of uncertainty with regards to deliverability. The site promoter of the north east Witney option has suggested that the site could deliver the Shores Green Slip Roads as an alternative to east Witney however the quantum of development proposed is likely to have a significant effect on traffic entering Witney along Oxford Hill and Bridge Street. It is considered that a smaller scale of development at the North and East sites through the multi-site option is less likely to support the delivery of the significant transport infrastructure improvements. The multi-site option is therefore less likely to result in minor long-term positive effects compared to the North and East Witney options.</p> <p>The provision of housing, employment, and community facilities/services at any of the options along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective. A dispersed pattern of development consisting of smaller scale sites - as proposed through the multi-site option - limits the scope for the delivery of new public transport infrastructure/ pedestrian (walking & cycling) links and/ or significant improvements to existing public transport infrastructure/pedestrian (walking & cycling) links. While there is the potential for contributions to enhance existing public transport and pedestrian links, these are less likely to be significant considering the reduced scale and dispersed nature of development. There is also less potential for a coordinated approach to the delivery of new public transport/pedestrian links alongside housing and potential employment uses, which means this option is less likely to reduce the need to travel and encourage more</p>

SA Objective	Options					Summary Comparative Appraisal
	South of the A40	East Witney	North Witney	North East Witney	Multi-site	
						sustainable modes of transport. Therefore, there is a greater level of uncertainty with regard to the potential for positive effects for this Option through improvements to public transport and pedestrian links (walking and cycling).
7. Improve the efficiency of land use	-	-	-	-	-	Development on any of the sites would result in the loss of Greenfield land with the potential for a permanent minor negative effect against this SA Objective. There are no significant differences between the options.
8. Reduce waste generation and disposal	0	0	0	0	0	Any development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective. There are no significant differences between the options.
9. Reduce air pollution and improve air quality	- ?	+ ?	+ ?	- ?	- ?	Evidence indicates that there is the potential for development at the North and East Witney sites to deliver improvements to transport infrastructure that would reduce traffic within Witney and the Air Quality Management Area (AQMA). It is therefore considered that there is the potential for a minor positive effect against this SA Objective. Whilst north east Witney could also deliver improved transport infrastructure, the quantum of growth proposed is likely to lead to a significant increase in traffic entering the Bridge Street AQMA to access Witney Town Centre. A reduced scale of development as proposed through the multi-site option is considered less likely to deliver these improvements and therefore less likely to have the associated benefits as the North, East and North-East site options.

SA Objective	Options										Summary Comparative Appraisal
	South of the A40		East Witney		North Witney		North East Witney		Multi-site		
											Development at the Land South of the A40 and multi-site options have the potential for minor negative effects in the short to medium term through increased traffic. Mitigation provided through Local Plan policies and available at the project level will ensure that negative effects are not significant; however, there is still an element of uncertainty for all the options until up to date project level assessments have been carried out. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage. There are no significant differences between the options.
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	- ?	+	? ?	+	? ?	+	- ?	+	- ?	+	Development at any of the options has the potential for minor negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. Uncertainty in the long-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Any proposal for development has the potential to incorporate energy and water efficiency measures as well as renewable energy with minor long-term positive effects against this SA Objective. Smaller scale developments through the multi-site option could potentially offer less choice of on-site renewable and low carbon technologies than for a larger scale single site option. There are no significant differences between the options.

SA Objective	Options										Summary Comparative Appraisal
	South of the A40		East Witney		North Witney		North East Witney		Multi-site		
11. Protect and improve soil and water resources	0	--	0	--	-	--	0	--	-	--	<p>Given the presence of water sensitive features (including a Groundwater Drinking Protected Area at risk and major aquifer of high vulnerability) it is considered that development at North Witney and therefore the multi-site option could lead to residual minor negative effects on water quality/ resources in both the short-term (construction) and long-term. Development at all of the options have the potential to result in the permanent loss of best and most versatile agricultural land, with major negative effects against this SA Objective. There is uncertainty against the East and North East options as evidence suggests that the sites contain Grade 3 agricultural; however, at this stage it is not clear if it is 3a (best and most versatile) or 3b. The uncertainty against the multi-site option also arises as a result of this.</p>
12. Reduce the risk from all sources of flooding	0		0?		0?		0		0?		<p>The majority of the options are within Flood Zone 1; however, the south western parcel of land that forms part of the East Witney option is within Flood Zone 2 and two small areas of the North Witney site are in Flood Zones 2/3 to the south. Some of the options are also identified as having issues with surface water flooding. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address surface water flooding issues. It is considered that there is also an element of uncertainty for some of the options. There are no significant differences between the options.</p>
13. Conserve and enhance biodiversity and geodiversity	0?		0?		0?		0?		0?		<p>None of the options are within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out.</p>

SA Objective	Options										Summary Comparative Appraisal
	South of the A40		East Witney		North Witney		North East Witney		Multi-site		
											<p>Potential for residual neutral effect with an element of uncertainty for the majority of sites. Development in the North Witney option would need to be supported by a West End Link Road (WEL) that would provide an additional crossing over the River Windrush. Whilst the route of the WEL is within an ecologically sensitive area, a preliminary ecological appraisal has concluded that suitable mitigation is available and it is therefore unlikely to have a significant impact on biodiversity and ecology.</p>
14. Conserve and enhance landscape character and the historic environment	--	--	--	--	--	--	--	--	-	-	<p>The majority of the options are within areas of high landscape importance and sensitivity. Evidence suggests that the level of development being proposed at the East, South, North and North East Witney options has the potential for a major long-term negative effect on the landscape which would need to be effectively mitigated for development to come forward. This could also have major long-term negative effects on the historic environment. The Council's landscape assessment (2012) concludes in relation to North Witney that a reduced scale of development (750 – 850 homes) could be developed as an extension to the existing built form, subject to appropriate mitigation. In relation to East Witney, the report concludes that there is some potential for development in landscape terms, albeit at a reduced scale to that being sought by the landowner. The Council's most recent landscape evidence (2015) considers the potential impact of land to the north-east of Witney and concludes that it is highly sensitive in landscape terms and not capable of accommodating development of any strategic scale. It also considers land to the south of Witney and suggests that there are a number of landscape sensitivities which would reduce the scale of acceptable development to around 500 homes. If the scale of proposed development at East, North and South Witney was reduced in line with the findings of the landscape and visual review then the significance of the effect would also reduce.</p>

SA Objective	Options					Summary Comparative Appraisal
	South of the A40	East Witney	North Witney	North East Witney	Multi-site	
						<p>The cumulative effect of a number of smaller scale developments on the landscape is difficult to determine as each site that forms part of the multi-site option has varying levels of landscape importance and sensitivities and are in different landscape settings. With this in mind you could potentially assume that the impact of a number of smaller sites would be less than a larger site within an individual landscape setting. However, in the years extending further beyond this plan period, it is highly likely that there will be further development at these sites and if this happens in piecemeal stages rather than as a single masterplanned form, then the resultant growth may lack the cohesion and appropriate mitigation that a larger site can deliver. It should also be noted that this option doesn't necessarily preclude larger developments at each of the sites. However, given the sensitivity of the landscape surrounding Witney and the findings of the landscape assessment work, it is considered that large scale growth on all of these sites would constitute an absolute sustainability constraint. Ultimately, the effect of the multi-site option is dependent on the combination of sites selected and scale of development for each area.</p>
15. Maintain high and stable levels of employment	?	+ ?	+ ?	+ ?	+ ?	<p>Any proposal for development at these sites has the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects. Some of the options are closer to existing employment areas; however, those options that are further away could improve access to employment for existing residents in those areas. There are no significant differences between the options.</p>

SA Objective	Options					Summary Comparative Appraisal
	South of the A40	East Witney	North Witney	North East Witney	Multi-site	
16. Promote sustainable economic growth and competitiveness	?	+ ?	+ ?	+ ?	+ ?	Please see commentary above for SA Objective 15 - Maintain high and stable levels of employment.

4.81 Table 4.14 provides an outline of the reasons for selection/rejection of alternatives for strategic development options in Witney where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.

Table 4.14: Summary of Approach to Alternatives Assessment and Selection for Strategic Development Area (SDA) Options in Witney

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
Land South of the A40	Land to the south of Witney is severed from the town by the A40, which forms a hard southern edge to the town and marks the boundary between the urban built up area of Witney and the rural, open countryside to south in the Lower Windrush and Thames Valleys. The A40 in particular would present a barrier to integration for new development in this location which is likely to form a separate entity and a distinct identity to other existing developments and established communities in Witney. There are likely to be significant amenity impacts arising from existing development in close proximity to the site such as the abattoir and sewage treatment works. Any development in this location should be compatible with the existing land uses so as not to inhibit any future expansion or modernisation that might be necessary for important local infrastructure. Recent landscape evidence (2015) suggests that the scale of development in this location would need to be reduced to around 500 homes in order to address the landscape sensitivities of the site. The development would also not provide any strategic highway improvements for Witney.
East Witney	Although development to the East of Witney would occupy a sensitive landscape area on rising land above the town, it is considered that the local topography will present a natural limit to the unchecked sprawl of new development in this location. The primary benefit of allocating land to the East of the town is to facilitate the development of the Shores Green slip roads which will deliver wider sustainability benefits to Witney as a whole. Development in this location would form a logical extension to existing residential development to the east of the town with good access to existing community services and facilities nearby. There are also good opportunities to link to and enhance pedestrian and cycle routes and to provide additional links over the River Windrush, to provide sustainable access to the town centre and local employment areas and to enhance the Green Infrastructure in this area.
North Witney	Land at North Witney has been considered on several occasions through previous Local Plan inquiries. In the most recent Inspector's report (June 2005) the Inspector concluded that taken in the round and subject to the provision of the West End Link (see below) the proposal

	<p>(800 homes at that time) would represent a sustainable urban extension to Witney and would be acceptable in landscape terms.</p> <p>The site is relatively proximate to the town's main services and facilities although not as close as other options to the main employment areas located in the south of the town. There are no known heritage assets that would be directly affected by development in this location although the route of the West End Link (see below) lies within and adjacent to the Witney Conservation Area.</p> <p>One of the primary benefits of allocating land to the north of Witney would be of the delivery of the West End link road, which has been safeguarded in successive local plans as a key piece of highway infrastructure needed to help alleviate congestion in and around the central core of Witney. In combination with other proposed strategic transport measures including the Down's Road A40 junction, Shores Green and Ducklington Lane improvements, the West End Link provides the opportunity to deliver significant wider benefits for Witney.</p> <p>Development to the north of the town could be phased to come forward later in the plan period, so as to allow other options including land at west and east Witney to come forward first. This would ensure the local market is not saturated with too much housing at one time and would allow time for delivery of the West End Link to be secured.</p> <p>Overall it is considered that north Witney represents a suitable and sustainable option for growth in the longer term, subject to sufficient landscape impact and flood risk mitigation being provided and delivery of supporting highway infrastructure including the West End Link and any supporting measures.</p>
North East Witney	<p>Development of land to the North East of Witney would result in detrimental landscape impact as it forms part a ridge circling the north east part of the town.</p> <p>Development to the east of Jubilee Way is undesirable as the road currently forms a distinct edge to the built up area beyond which the land makes a valuable contribution to the rural setting of the town. Development in this location would be disjointed from the existing residential development to the east of the town due to the boundary effect presented by Jubilee Way.</p> <p>Development in this location would also begin to encroach on Cogges Wood and would set an undesirable precedent for further eastern expansion of the town, onto land which has few obvious landscape features to contain the outward expansion of the town.</p>
Multi-site	<p>Development spread across multiple sites at a scale of around 300 dwellings in each area is unlikely to deliver the necessary community and highways infrastructure required, to address the sustainability issues identified in</p>

	<p>the town, including congestion, air quality and primary school capacity.</p> <p>Although this option would reduce the potential impacts on landscape and historic character in each of the edge of town locations, the limited potential to deliver wider sustainability benefits to the town as a whole reduces the suitability of this option.</p> <p>It is considered that consolidating the growth on fewer sites along with on site community infrastructure and complementary highways infrastructure would better address the needs of Witney.</p>
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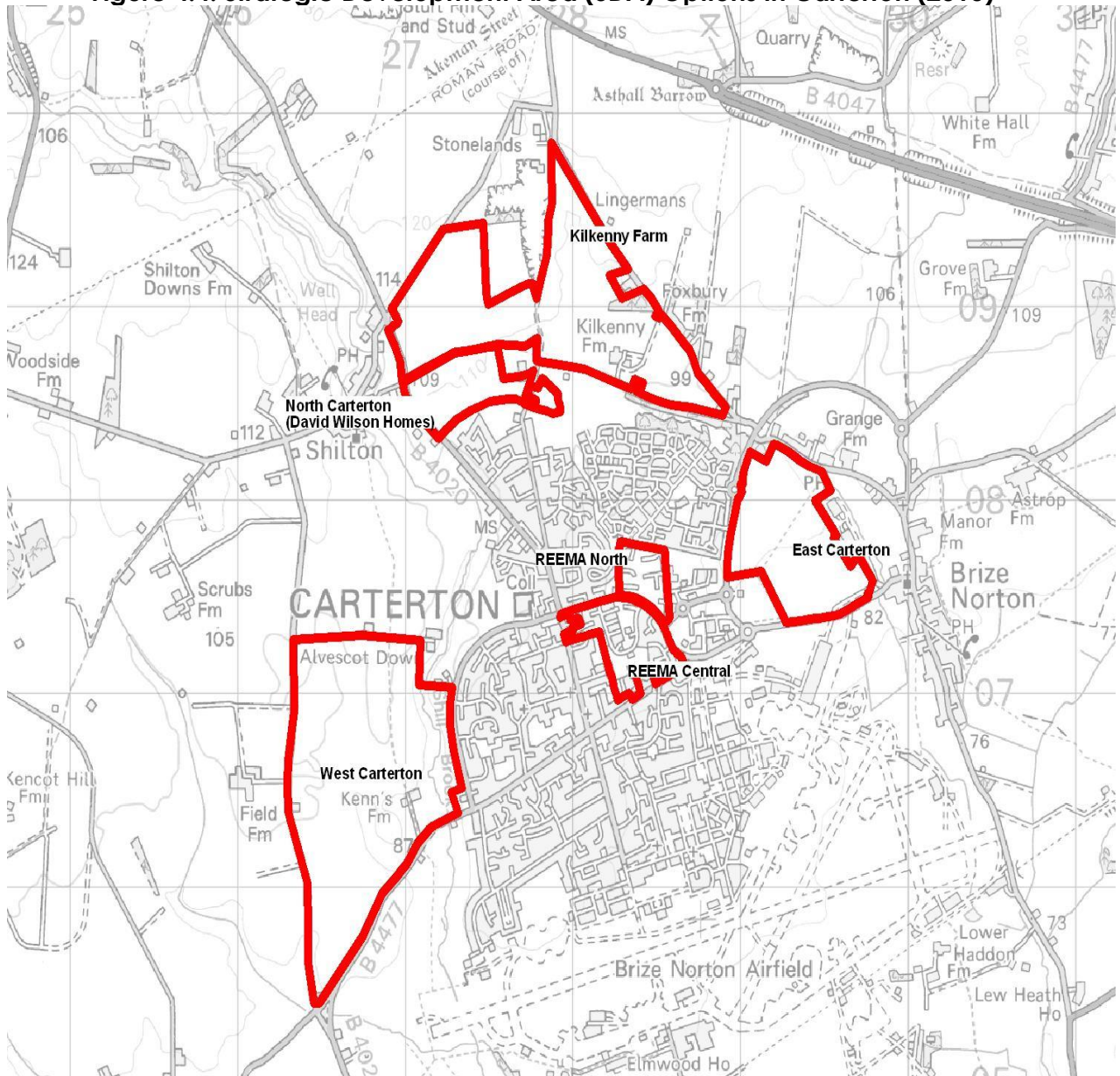
Directions of Growth at Carterton

4.82 A number of options for strategic development in Carterton have been considered through the development of the Local Plan. The relative lack of available previously developed (brownfield) land within the built up area to accommodate the projected level of growth meant that a series of greenfield sites beyond the urban edge were identified as potential strategic development locations. At the Preferred Approach stage (2010) four options were put forward:

- Option 1 – No major new expansion
- Option 2 – Northern extension
- Option 3 – Eastern extension
- Option 4 – Western extension

4.83 Given the proximity of RAF Brize Norton to the south of Carterton, these four options were considered to be the only reasonable alternatives. Figure 4.4 below shows the location of the strategic development options in relation to the existing built up area of Carterton (note: the northern extension was split into two main parcels of land).

Figure 4.4: Strategic Development Area (SDA) Options in Carterton (2010)



4.84 Option 1 was to limit any major expansion of the town to the existing land already allocated for residential development, a key priority within the town being the planned redevelopment of large areas of MOD property at REEMA North and Central. Options 2, 3 and 4 considered the potential for significant outward expansion of the town to the east, north and west (each with about 1,000 homes and supporting facilities including new primary school).

4.85 The four options were appraised by the Council against the SA Framework with the findings presented in the Core Strategy Preferred Approach SA Report (January 2010)³⁸ which accompanied the Core Strategy Preferred Approach on public consultation from 5th February to 22nd March 2010. The

³⁸ West Oxfordshire District Council (2010) Core Strategy Preferred Approach SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.15: Summary of SA Findings for Strategic Development Area (SDA) Options in Carterton (2010)

Sustainability Objectives	Options			
	No major new expansion	Northern extension	Eastern extension	Western extension
Decent, sustainably constructed and affordable homes	+	++	++	++
Promote thriving and inclusive communities	+/-	+/-	+/-	+/-
Improve education and training	+/-	+/-	+/-	+/-
Improve accessibility to all services and facilities	+/-	-	+	-
Improve efficiency of land use Protect and improve soil and water resources	+	-	-	-
Reduce the risk from all sources of flooding	+/-	+/-	+	+/-
Conserve and enhance biodiversity and geodiversity	+/-	+/-	+/-	+/-
Conserve and enhance landscape character and the historic environment	+/-	--	--	-
Maintain high and stable levels of employment	+/-	+	-	+
Promote sustainable economic growth and competitiveness	+/-	+	-	+

- 4.86 In summary, the SA demonstrated that of the four options, the eastern option was the most accessible and provides the best potential for integration with the town. It did however raise potential negative impacts in relation to potential impact on the historic character of neighbouring Brize Norton village which would need to be taken into account through any development.
- 4.87 Although the site to the west of the town would provide a large, readily developable area of land, it was considered that development here would represent a significant incursion into the open countryside and would result in significant landscape impact. Development in this location would not be well integrated with the physical fabric of the town being separated by the Shill Brook valley which clearly marks the edge of the existing town. Land to the north of the town has potential for a large development area but it the most constrained of the options due to the distance from existing services and facilities and the potential negative impact on the rural road network. The Northern Extension was therefore rejected. While the 'no major new expansion' option has the potential for a reduced environmental impact, it limits the ability to deliver new infrastructure and housing in the town, particularly affordable housing. Importantly, even with the DIO land in the

centre of town being potentially made available to the open market, some development on the edge of Carterton will still be necessary in order to meet the overall housing requirement. The no major new expansion option was therefore rejected.

- 4.88 The preferred approach (2010) was therefore presented as being to develop either land to the west or east of Carterton with land to the north being considered a less sustainable option due to the constraints presented by the rural road network, accessibility to services and proximity to a working quarry.
- 4.89 The consultation findings clearly demonstrated a preference for no further expansion at Carterton with 40% of respondents stating a preference for this option. In this regard, although the Defence Infrastructure Organisation (DIO) has recently stated that some of its land could be made available for open market housing in the middle of Carterton (REEMA Central) it will still be necessary to allow some development on the edge of the town to meet the overall housing requirement for the Carterton sub-area.
- 4.90 Following the public consultation on the Core Strategy Preferred Approach SA, the Council made some minor revisions to the appraisals for the northern, eastern and southern extension options as a result of updated evidence/ advice. These changes included the following:
- For the northern extension against employment and the economy changing the '+' to a '+/-'.
 - For the eastern extension against flooding changing the '+' to a '+/-'.
 - For the western extension against improving accessibility to services and facilities changing the '-' to a '+/-'.
- 4.91 The findings of the SA, including these changes, were presented in the Draft Core Strategy SA Report (January 2011)³⁹ which accompanied the Draft Core Strategy on public consultation from 24th January to 11th March 2011. The minor revisions did not significantly affect the findings of the SA and therefore the reasons for the selection/ rejection of alternatives was still valid. The preferred approach set out in the Core Strategy Preferred Approach (2010) was therefore carried forward into the Draft Core Strategy (2011) and reflected in draft Core Policy CS7 - Strategy for Carterton, which continued to identify both land to the east and west as potential options for growth.
- 4.92 Following the consultation on the Draft Core Strategy and SA Report in 2011 the Council received further information on the strategic development options for Carterton, which was submitted by land agents and other key stakeholders. In light of this further information the Council considered it necessary to re-appraise some of the options previously considered through the SA. The option for no major expansion was not re-appraised as it was tested effectively through the earlier stages of the SA process. The option limits the ability to deliver new infrastructure and housing in the town, particularly affordable housing. Importantly, even with the DIO land in the

³⁹ West Oxfordshire District Council (2011) Draft Core Strategy SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

centre of town being potentially made available to the open market, some development on the edge of Carterton will still be necessary.

- 4.93 The northern option that was assessed falls into two separate parcels, a smaller site between Shilton Road and Swinbrook Road (David Wilson Homes) and a larger site north of Kilkenny Lane (Kilkenny Farm). The Council carried out an appraisal of these two options along with a re-appraisal of the eastern and western extension options against the SA Framework with the findings presented in the Draft Local Plan SA Report (October 2012)⁴⁰ which accompanied the Draft Local Plan on public consultation from 7th November to 19th December 2012. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.16: Summary of the SA for the Strategic Development Area (SDA) Options in Carterton (2012)

Sustainability Objectives	Options			
	East	West	Kilkenny Farm	North (David Wilson Homes)
Decent, sustainably constructed and affordable homes	++	++	++	+
Promote thriving and inclusive communities	+	+/-	-	+/-
Improve education and training	+	+	+	+/-
Improve accessibility to all services and facilities	+	+/-	-	+/-
Improve efficiency of land use	+/-	+/-	-	+/-
Protect and improve soil and water resources	+/-	+/-	-	+/-
Reduce the risk from all sources of flooding	+	+/-	+	+
Conserve and enhance biodiversity and geodiversity	+	+/-	+	-
Conserve and enhance landscape character and the historic environment	+/-	--	-	-
Maintain high and stable levels of employment	+	+	+/-	+/-
Promote sustainable economic growth and competitiveness	+	+	+/-	+/-

- 4.94 The appraisal found that the eastern option has excellent accessibility which will encourage walking, cycling and use of bus services and the site can integrate well into the existing settlement. Through the incorporation of a

⁴⁰ West Oxfordshire District Council (2012) Draft Local Plan SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

landscape buffer to Brize Norton village forming an extension to the Kilkenny Lane Country Park, the landscape impact of development in this location will be relatively limited. Land to the west of Carterton would result in significant adverse landscape impact being a major incursion into open countryside. The accessibility of the site is reasonably good but is dependent on the provision of significant built infrastructure across the Shill Brook. Although development would offer the potential for ecological benefits, it would also require built development within an ecologically sensitive area located within a high risk flood zone. The western extension option was therefore rejected.

- 4.95 Land at Kilkenny Farm has a poor relationship to existing services and public transport and would be poorly integrated with the town. The level of proposed development has the potential for a significant adverse landscape impact unless scaled back significantly. Land to the north of Carterton (David Wilson Homes) is reasonably well related to existing services but access to public transport is not as strong as other site options. Furthermore, development as proposed would have an adverse landscape impact, intruding into the setting of Shilton village and there are potential adverse biodiversity impacts. The size of the site also limits the ability to deliver additional affordable housing. The two northern options were therefore rejected.
- 4.96 The findings of the SA along with a more detailed comparative site assessment process informed the Council's decision to progress a combination of site options including a strategic site at REEMA North and Central (400 homes) and a strategic site at East Carterton (700 homes), which was presented in the Draft Local Plan (2012). The combination of sites was selected to ensure that the required scale of housing growth is delivered alongside the necessary infrastructure to support the community, without causing significant harm to the landscape and historic character of the area, and to ensure that new development integrates well with and supports the town. The combination of strategic sites will deliver 1,100 new dwellings at Carterton with a substantial proportion of affordable housing, supporting the needs of the local community as well as supporting the role of the town itself as a service centre.
- 4.97 The scale of development to the east of the town was drawn back from the 1,000 dwellings originally considered, in order to respect the setting of Brize Norton Village and provide for an extension of the Kilkenny Country Park which will provide a sufficient landscape buffer, respecting the historic setting of Brize Norton village and contributing to the local green infrastructure and ecological network. Reducing the scale of development in this location further would sacrifice the ability to deliver further community infrastructure, particularly a new primary school.
- 4.98 The redevelopment of the REEMA sites within the town will deliver welcome regeneration and improved living conditions for this part of the town. It will deliver a significant amount of new housing without any further encroachment into the open countryside, thus protecting the landscape character of the area and the setting of surrounding settlements.

- 4.99 In 2013 the Council announced that publication of the pre-submission draft Local Plan would be deferred until further work had been carried out to consider housing needs across Oxfordshire. A Strategic Housing Market Assessment (SHMA) was published in April 2014, which identified the overall need for housing in Oxfordshire to 2031⁴¹. The findings indicated that a higher level of housing growth is required to meet the needs of West Oxfordshire District than was previously proposed in the Draft Local Plan (2012).
- 4.100 The need for a higher level of housing growth made it necessary to reconsider the strategic development options in Carterton. Enfusion was commissioned in March 2014 to assist the Council to progress the SA process for the Local Plan, which included a fresh and independent appraisal of the reasonable options for strategic development in Carterton.
- 4.101 It was determined that four of the five previous options for strategic development should be re-appraised and based on updated evidence where available. This includes the following strategic development options:
- East Carterton
 - REEMA North & Central (previously 'no major new extension' option)
 - Northern Extension (Kilkenny Farm site)
 - West Carterton
- 4.102 It was decided not to re-appraise the north (David Wilson Homes) option through the SA process the site promoter is progressing a reduced scheme through a current planning application and now has stated that they have no intention of pursuing the larger, strategic site option through the Local Plan. The site will therefore no longer be considered through the Local Plan or the SA as a strategic development option.
- 4.103 Consultation responses to the Draft Local Plan SA Report (2012) questioned why a multi-site option was not being considered through the Local Plan and SA. It was therefore decided that Enfusion would also undertake an appraisal of a multi-site option, which would comprise a combination of the four options identified above with the minimum level of development on any one site being 300 dwellings.
- 4.104 Enfusion therefore undertook an appraisal of the following five strategic development options for Carterton against the full SA Framework using update evidence where available:
- East Carterton
 - REEMA North & Central (previously 'no major new extension' option)
 - Northern Extension (Kilkenny Farm site)
 - West Carterton
 - Multi-site

⁴¹ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

4.105 It should be noted that no other reasonable options for strategic development in Carterton were identified. Figure 4.5 below shows the location of the strategic development options that have been subject to further appraisal. The summary findings of the SA comparative appraisal for the five options are presented below in Table 4.17 with the detailed appraisals provided in Appendix V. These have been updated where necessary since the SA of the Focused Housing Consultation (July 2014) to take account of consultation responses received and more recent evidence that has been made available. The summary findings should be read in conjunction with the detailed appraisal matrices. It should be noted that land to the east of Carterton now benefits from a resolution to grant outline planning permission. The REEMA North site is also in the process of being developed, with REEMA Central expected to then come forward post-2016.

Figure 4.5: Strategic Development Area (SDA) Options in Carterton (2014)

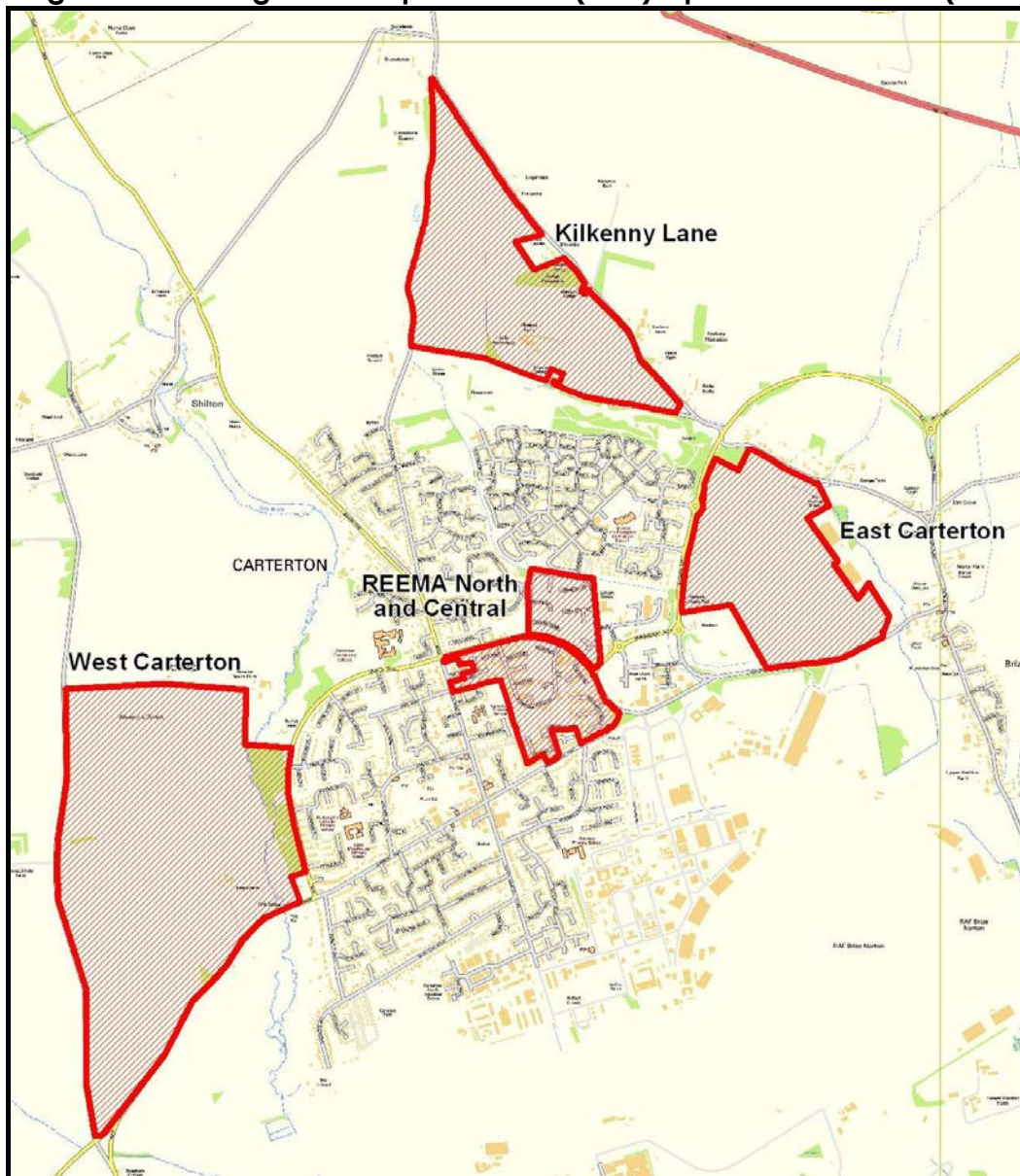


Table 4.17: Summary of SA Findings for Strategic Development Area (SDA) Options in Carterton (June 2014 and updated February 2015)

SA Objective	Options						Summary Comparative Appraisal			
	East Carterton	REEMA North & Central	North (Kilkenny Farm site)	West Carterton	Multi-site					
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	++	++	++	++	++		All of the options have the potential to provide residential development with major long-term positive effects against this SA Objective. The multi-site option could potentially allow for a greater level of housing growth compared to the other options and therefore the significance of the long-term positive effect could be greater. However, this is uncertain at this stage and dependent on the overall level of housing growth identified.			
2. Improve health and well-being and reduce inequalities	+ ?	+ ?	+ ?	+ ?	+ ?		It is assumed that any proposal for development could make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, recreational and other community facilities. Any proposal for development at all the sites apart from REEMA North & Central would result in the loss of Greenfield land on the edge of the settlement. There are no significant differences between the options.			
3. Promote thriving and inclusive communities	+	+	+	+	-	+	?	+	?	It is assumed that any proposal for development could make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, recreational and other community facilities with the potential for a minor positive effect. The REEMA North & Central option has excellent access to the town centre while the East Carterton and West Carterton options are within a reasonable walking distance.

SA Objective	Options										Summary Comparative Appraisal
	East Carterton		REEMA North & Central		North (Kilkenny Farm site)		West Carterton		Multi-site		
											An uncertain effect is identified for West Carterton option as the Shill Brook presents a potential barrier to movement. A minor negative effect was identified for the Northern extension option as it is the furthest away from the town centre and is separated from the main town by the Country Park. Compared to the other options, the positive effects of the multi-site option are likely to be less significant locally given the dispersed nature of development. It should be noted that the significance of the effect will be dependent on the scale of growth and sites selected.
4. Improve education and training	+ ?		+ ?		+ ?		+ ?		+ ?		As all of the options are situated on the edge or within Carterton, a main service centre, it is therefore assumed that they are all within a reasonable walking distance to existing education facilities. In line with pre-submission draft Local Plan Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. There are no significant differences between the options.
5. Maintain a low level of crime and fear of crime	0		0		0		0		0		The effects on crime will depend on the design and layout finalised at the development management level. There are no significant differences between the options.
6. Improve accessibility to all services and facilities	0 ?	+ ?	0 ?	+ ?	0 ?	? ?	0 ?	? ?	0 ?	? ?	Evidence suggests that the Carterton road network is not currently congested. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out.

SA Objective	Options					Summary Comparative Appraisal
	East Carterton	REEMA North & Central	North (Kilkenny Farm site)	West Carterton	Multi-site	
						<p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel with the potential for positive effects for the East Carterton and REEMA North & Central. There is uncertainty for the other options given either the distance from the town centre and potential barriers to movement. The East and REEMA site options are better served by existing bus services than the north and west site options.</p> <p>A dispersed pattern of development consisting of smaller scale sites - as proposed through the multi-site option - limits the scope for the delivery of new public transport infrastructure/ pedestrian (walking & cycling) links and/ or significant improvements to existing public transport infrastructure/pedestrian (walking & cycling) links. While there is the potential for contributions to enhance existing public transport and pedestrian links, these are less likely to be significant considering the reduced scale and dispersed nature of development. There is also less potential for a coordinated approach to the delivery of new public transport/pedestrian links alongside housing and potential employment uses, which means this option is less likely to reduce the need to travel and encourage more sustainable modes of transport. Therefore, there is a greater level of uncertainty with regard to the potential for positive effects for this Option through improvements to public transport and pedestrian links (walking and cycling).</p>

SA Objective	Options					Summary Comparative Appraisal
	East Carterton	REEMA North & Central	North (Kilkenny Farm site)	West Carterton	Multi-site	
7. Improve the efficiency of land use	-	++	-	-	-	Development at 3 of the sites would result in the loss of Greenfield land with the potential for a permanent minor negative effect against this SA Objective. The REEMA North & Central option is Brownfield land and therefore has the potential for a major positive effect against this SA Objective.
8. Reduce waste generation and disposal	0	0	0	0	0	Any development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective. There are no significant differences between the options.
9. Reduce air pollution and improve air quality	0?	0?	0?	0?	0?	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage. There are no significant differences between the options.

SA Objective	Options										Summary Comparative Appraisal
	East Carterton		REEMA North & Central		North (Kilkenny Farm site)		West Carterton		Multi-site		
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	0 ?	+	0 ?	+	0 ?	+	0 ?	+	0 ?	+	As set out above for air quality, it is unlikely that development at any of the options will have negative effects on greenhouse gas emissions as a result of increased traffic. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage. Any proposal for development has the potential to incorporate energy and water efficiency measures as well as renewable energy with minor long-term positive effects against this SA Objective. There are no significant differences between the options.
11. Protect and improve soil and water resources	- ?	-- ?	- ?	0	- ?	-- ?	- ?	-- ?	- ?	-- ?	Given the presence of water sensitive features (Surface Water Safeguarded Zone and Groundwater Drinking Water Protected Areas at risk) it is considered that development at all of the options could lead to residual minor negative effects on water quality/ resources in both the short-term (construction) and long-term. Development at all of the options apart from REEMA North & Central has the potential to result in the permanent loss of best and most versatile agricultural land, with major negative effects against this SA Objective.

SA Objective	Options										Summary Comparative Appraisal
	East Carterton		REEMA North & Central		North (Kilkenny Farm site)		West Carterton		Multi-site		
12. Reduce the risk from all sources of flooding	+ ?		0		0		+ ?		0 ?		The majority of the options are within Flood Zone 1. Evidence suggests that there is an opportunity for development on the east and west sites to reduce flood risk downstream, therefore there is the potential for a minor long term positive effect. It should be noted that the West Carterton option has an area of medium to high flood risk (Flood zone 2/3) immediately surrounding the Shill and Kencot Brook.
13. Conserve and enhance biodiversity and geodiversity	0 ?		0 ?		0 ?		0 ?		0 ?		None of the options are within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. The Shill Brook runs through the West Carterton site and is identified as being important to wildlife. The County Ecologist states that the Ecological Report submitted by developers demonstrates that there are unlikely to be any major negative biodiversity impacts as a result of the proposed development and that there are potential major positive impacts resulting from habitat creation along the Shill Brook, through the creation of the Ecological Park, and developer contributions to conservation work within the wider CTA to benefit biodiversity. However at this stage these are uncertain.
14. Conserve and enhance landscape character and the historic environment	- ?		+ + ?		- ?		- ?		- ?		The REEMA North & Central option has the potential for minor positive effects on landscape and heritage as it will result in the redevelopment of brownfield land.

SA Objective	Options					Summary Comparative Appraisal
	East Carterton	REEMA North & Central	North (Kilkenny Farm site)	West Carterton	Multi-site	
						<p>Evidence suggests that the landscape can accommodate the proposed level of development at the East, North and West Carterton options; however, given the high landscape importance and sensitivity there is still the potential for a residual minor negative effect. The effect of development on heritage at the East, North and West sites is considered uncertain at this stage until detailed up to date project level assessments have been carried out.</p> <p>The cumulative effect of a number of smaller scale developments on the landscape is difficult to determine as each site that forms part of the multi-site option has varying levels of landscape importance and sensitivities and are in different landscape settings. With this in mind you could potentially assume that the impact of a number of smaller sites would be less than a larger site within an individual landscape setting. However, in the years extending further beyond this plan period, it is highly likely that there will be further development at these sites and if this happens in piecemeal stages rather than as a single masterplanned form, then the resultant growth may lack the cohesion and appropriate mitigation that a larger site can deliver. It should also be noted that this option doesn't necessarily preclude larger developments at each of the sites. Given the sensitivity of the landscape surrounding Carterton and the findings of the landscape assessment work, it is considered that large scale growth on all of these sites would constitute a major sustainability constraint. Ultimately, the effect of the multi-site option is dependent on the combination of sites selected and scale of development for each area.</p>

SA Objective	Options					Summary Comparative Appraisal
	East Carterton	REEMA North & Central	North (Kilkenny Farm site)	West Carterton	Multi-site	
15. Maintain high and stable levels of employment	+ ?	+ ?	+ ?	+ ?	+ ?	Any proposal for development at these sites has the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects. Some of the options are closer to existing employment areas; however, those options that are further away could improve access to employment for existing residents in those areas. There are no significant differences between the options.
16. Promote sustainable economic growth and competitiveness	+ ?	+ ?	+ ?	+ ?	+ ?	Please see commentary above for SA Objective 15 - Maintain high and stable levels of employment.

4.106 Table 4.18 provides an outline of the reasons for selection/rejection of alternatives for strategic development options in Carterton where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process.

Table 4.18: Summary of Approach to Alternatives Assessment and Selection for Strategic Development Area (SDA) Options in Carterton

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
East Carterton	<p>Development to the East of Carterton is the preferred development option for Carterton. The land to the east provides sufficient space to deliver a mix of uses on site to balance the residential development with the necessary community infrastructure to support a development of the scale required to meet local housing needs. The development provides an opportunity to extend the country park and provide a buffer to Brize Norton village.</p> <p>Although the site is comprised of agricultural land separating Carterton from Brize Norton village and provides an agricultural setting for the neighbouring settlement, it is considered that the urban influences present in the location including the air base and the local road network reduce the landscape sensitivity of this site compared to other strategic options.</p> <p>The site is located in very close proximity to existing employment opportunities with sustainable access to local services and facilities in Carterton in particular, excellent public transport links to other centres such as Witney.</p> <p>Development in this location is clearly deliverable with the land owners and site promoters at an advanced stage in planning development on the site. It is considered that the concerns raised by local residents in relation to noise, air and light pollution can all be adequately mitigated.</p> <p>It should be noted that in October 2014, the District Council resolved to grant outline planning permission for 700 new homes on this site. The site is therefore identified as a commitment in the pre-submission draft Local Plan.</p>
REEMA North & Central	<p>Redevelopment of the former MOD housing land in the centre of the town presents the best opportunity to regenerate the town of Carterton, providing much needed housing along with improvements to the public realm and the character of the settlement.</p> <p>The development capacity of these sites is however constrained by the volume of land available and the presence of other uses surrounding the sites. Viability is also likely to be a consideration given the relatively high existing</p>

	<p>use value of the properties on REEMA Central rendering wholesale redevelopment of the site unlikely, with new housing more likely to come forward through a combination of 'infill' and partial redevelopment. It is therefore necessary to identify further strategic development areas on the edge of Carterton to accommodate the necessary housing growth.</p> <p>It should be noted that the REEMA North site has already been cleared and will shortly provide 200 new homes for service personnel. The site is therefore identified as a commitment in the pre-submission draft Local Plan.</p>
<p>Northern Extension (Kilkenny Farm site)</p>	<p>The northern extension option at Kilkenny Farm is relatively isolated from the town due to the severance created by the country park to the north, which provides a transition between the urban environment of Carterton and the open countryside.</p> <p>Development in this location is also more constrained by the rural road network which would require significant improvements to accommodate any significant growth in this location. Those improvements could in turn make these routes more attractive thereby increasing the number of cars using the rural road network.</p> <p>A primary concern with development in this location is that it would represent a significant incursion into the open countryside and sensitive landscape area and would form a relatively isolated and disjointed estate development beyond the urban fringe.</p> <p>Development of the whole site would result in significant harm to the landscape, particularly on the rising ground to the north. Whilst a reduced scale of development could potentially address the landscape concerns associated with this site, it would not address the other limitations including the relative isolation from key services and facilities.</p> <p>As such and on balance it is not considered that the site should be allocated at the current time in order to meet the proposed Local Plan housing target. If however the proposed Local Plan housing requirement is increased or if further sites need to be identified in order to accommodate an element of unmet housing need from another local authority (e.g. Oxford City) this option may need to be re-considered along with other potential alternatives.</p>
<p>West Carterton</p>	<p>Development to the west of Carterton would represent a significant incursion into open countryside. Unlike land to the east which is already influenced by urban elements, development to the west would intrude into what is currently a completely unspoilt area.</p> <p>With regard to landscape impact, the site is highly sensitive and the Council's most recent landscape assessment</p>

	<p>concludes that development to the west of the town would rank 4th out of the 4 site options considered.</p> <p>Although the site is relatively proximate to the Town Centre and other local services and facilities, the physical separation created by the Shill Brook, which acts as a natural barrier/edge to the town, means that the site does not integrate well with the settlement.</p> <p>The site boundary also includes an area of flood risk (the Shill Brook) although it is acknowledged that access can be achieved by effectively building 'over' the area at risk. There is also the potential for betterment in terms of flood risk downstream but this is not unique to this site option.</p> <p>As such and on balance it is not considered that the site should be allocated at the current time in order to meet the proposed Local Plan housing target. If however the proposed Local Plan housing requirement is increased or if further sites need to be identified in order to accommodate an element of unmet housing need from another local authority (e.g. Oxford City) this option may need to be re-considered along with other potential alternatives.</p> <p>It should be noted that the District Council refused outline planning permission for a scheme of 1,000 homes on this site in October 2014.</p>
Multi-site	<p>Reducing the scale of growth across each of the development options will be beneficial in terms of reducing the landscape impact of development, as well as reducing the threat of coalescence with neighbouring rural settlements. The scale of infrastructure required to provide reasonable access to sites, particularly to the north and west could however render development in these locations unviable at a reduced scale of growth.</p> <p>It is considered that there will be a trade-off between a reduced scale of growth and the delivery of infrastructure and affordable housing on each of the sites. A more sustainable approach would be to focus resources on one or two main sites to ensure that community benefits are maximised.</p> <p>The preferred approach at this stage is to target the bulk of residential development within one location, where infrastructure requirements are relatively modest, and where the biodiversity and landscape impact will be relatively benign, rather than distributing development in smaller groups across all development options.</p> <p>Whilst a multi-site option could provide the opportunity to introduce other uses on the strategic sites (e.g. employment) it is not considered that the potential benefits of this approach would outweigh the disadvantages of a multi-site option including the inability to deliver key</p>

	infrastructure and affordable housing.
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Directions of Growth at Chipping Norton

- 4.107 Opportunities for significant expansion at Chipping Norton are relatively limited due to the landscape constraints of the Cotswolds AONB. Development at Chipping Norton is also constrained to some extent by the allocation of an air quality management zone in the town centre. The town sits astride the A44 and the A361, a heavily used lorry route passing through the town centre.
- 4.108 At the Preferred Approach stage (2010) land on the eastern fringe of the town was identified as having the potential to accommodate development. It was considered that there were no other reasonable alternatives for strategic growth in Chipping Norton. The site was appraised by the Council against the SA Framework with the findings presented in the Core Strategy Preferred Approach SA Report (January 2010)⁴² which accompanied the Core Strategy Preferred Approach on public consultation from 5th February to 22nd March 2010. The findings of the SA are presented in the table below and helped to inform the selection and rejection of options in plan-making.

Table 4.19: Summary of SA Findings for the Strategic Development Area (SDA) Option in Chipping Norton (2010)

Relevant Sustainability Objectives	Option
	Chipping Norton East
<ul style="list-style-type: none"> Decent, sustainably constructed and affordable homes Improve health and well-being Thriving and inclusive communities Improve education and training 	+
<ul style="list-style-type: none"> Improve accessibility to all services and facilities Reduce air pollution and improve air quality 	+
<ul style="list-style-type: none"> Protect and improve soil and water resources Reduce flooding risk 	+/-
<ul style="list-style-type: none"> Conserve and enhance biodiversity and geodiversity Conserve and enhance landscape character and the historic environment 	-
<ul style="list-style-type: none"> High and stable levels of employment Sustainable economic growth 	+

- 4.109 The SA found that there was the potential for positive effects on communities and accessibility through the provision housing and improvements to sustainable transport modes. It also found that there was the potential for negative effects on the landscape and the historic environment and that these would need to be carefully managed and mitigated.

⁴² West Oxfordshire District Council (2010) Core Strategy Preferred Approach SA Report. Available online: <http://www.westoxon.gov.uk/draftlocalplan>

- 4.110 The findings of the revised SA along with other planning factors informed the Council's decision to progress with the eastern site through the Core Strategy Preferred Approach. Consultation responses expressed concern about the impact on the rural landscape arising from new development to the east of the town, the impact on the historic character and heritage assets in the area and the over-expansion of the town boundary.
- 4.111 The Draft Core Strategy (Core Policy CS8 – Strategy for Chipping Norton) identified the number of new homes to be provided in Chipping Norton but did not explicitly state where this should take place. The findings of the SA for the site option was reiterated in the Draft Core Strategy SA Report (2011) that accompanied the Draft Core Strategy on public consultation from 24th January to 11th March 2011. It should be noted that there were no changes or revisions made to the appraisal.
- 4.112 Following the publication of the Draft Core Strategy in January 2011, work had begun on a new Neighbourhood Plan for Chipping Norton. In light of this, the Draft Local Plan (October 2012) did not allocate a strategic site at Chipping Norton, rather it identified an overall number of new homes to be provided (600 in the Chipping Norton sub-area) and allowed for these to be delivered through the Neighbourhood Plan. However, since then the Town Council has clarified that it does not wish to address the issue of housing site allocations through the Neighbourhood Plan and the Local Plan must therefore provide a clear steer on future locations for growth.
- 4.113 In 2013 the Council announced that publication of the pre-submission draft Local Plan would be deferred until further work had been carried out to consider housing needs across Oxfordshire. A Strategic Housing Market Assessment (SHMA) was published in April 2014, which identified the overall need for housing in Oxfordshire to 2031⁴³. The findings indicated that a higher level of housing growth is required to meet the needs of West Oxfordshire District than was previously proposed in the Draft Local Plan (2012).
- 4.114 The need for a higher level of housing growth and the Town Council's position in relation to site allocations through the Neighbourhood Plan made it necessary to reconsider the strategic development option in Chipping Norton. Enfusion was commissioned in March 2014 to assist the Council to progress the SA process for the Local Plan, which included a fresh and independent appraisal of the eastern option for strategic development in Chipping Norton. Given existing constraints, it is still considered that there are no other reasonable alternatives for strategic growth in Chipping Norton.
- 4.115 Figure 4.6 below shows the location of the strategic development option that has been subject to further appraisal. The summary findings of the SA are presented below in Table 4.20 with the detailed appraisal provided in Appendix V. The summary findings should be read in conjunction with the detailed appraisal matrices.

⁴³ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd.

Figure 4.6: Strategic Development Area (SDA) Option in Chipping Norton (2014)

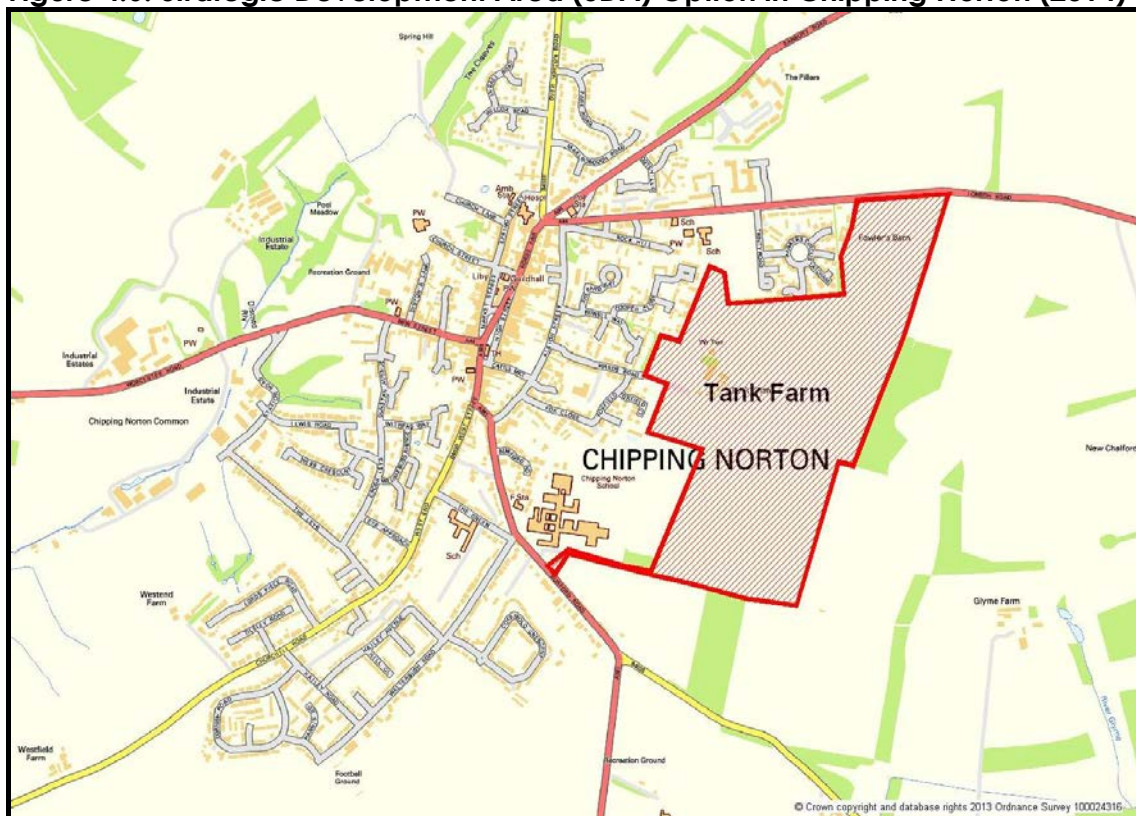


Table 4.20: Summary of SA Findings for the Strategic Development Area (SDA) Option in Chipping Norton (June 2014 and updated February 2015)

SA Objective	Option	Summary Appraisal
	East Site (Tank Farm)	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	++	The site has the potential to provide a significant quantum of residential development with major long-term positive effects against this SA Objective.
2. Improve health and well-being and reduce inequalities	+ ?	It is assumed that any proposal for development could make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, recreational and other community facilities. Development would result in the loss of Greenfield land on the edge of the settlement although provides the opportunity to improve recreation provision both formal and informal.

SA Objective	Option		Summary Appraisal
	East Site (Tank Farm)		
3. Promote thriving and inclusive communities	+	+	It is assumed that any proposal for development could make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure, recreational and other community facilities. The site has very good access to the town centre (approx 0.5km) and development is highly likely to help maintain or increase the vitality of the centre and the existing community.
4. Improve education and training	+ ?		The site is situated on the edge of Chipping Norton, a main service centre; it is therefore assumed that it is within a reasonable walking distance to existing education facilities, with the secondary school is adjacent to the site. In line with Draft Local Plan Core Policy 5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. The overall quantum of development presented by this and other potential sites in Chipping Norton is likely to trigger the need for a new primary school to cater for increased demand.
5. Maintain a low level of crime and fear of crime	0		The effects on crime will depend on the design and layout finalised at the development management level. There are no significant differences between the options.
6. Improve accessibility to all services and facilities	0 ?	+ ?	It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until further updated lower level assessments have been carried out. The site has very good access to the town centre and the provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel.
7. Improve the efficiency of land use	-		Development at the site would result in the loss of Greenfield land with the potential for a permanent minor negative effect against this SA Objective.
8. Reduce waste generation and disposal	0		Any development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.

SA Objective	Option		Summary Appraisal
	East Site (Tank Farm)		
9. Reduce air pollution and improve air quality	0 ?		The findings of the appraisal against SA Objective 6 indicate that there is not likely to be a negative effect on traffic once mitigation has been taken into account. It is therefore considered that there is unlikely to be negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	0 ?	+	As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic once mitigation has been taken into account. Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage. Any proposal for development has the potential to incorporate energy and water efficiency measures as well as renewable energy with minor long-term positive effects against this SA Objective.
11. Protect and improve soil and water resources	- ?	-- ?	Given the presence of water sensitive features, which include a Surface Water Safeguarded Zone and Groundwater Drinking Water Protected Area, it is considered that development at this site could lead to residual minor negative effects on water quality/ resources in both the short-term (construction) and long-term. Development at this site has the potential to result in the permanent loss of best and most versatile agricultural land, with major negative effects against this SA Objective.
12. Reduce the risk from all sources of flooding	0		The site falls entirely within Flood Zone 1 where there is considered to be a low risk of flooding occurring. There are some areas of surface water flooding; however, in light of the mitigation available it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.

SA Objective	Option		Summary Appraisal
	East Site (Tank Farm)		
13. Conserve and enhance biodiversity and geodiversity	0 ?		The site is not within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.
14. Conserve and enhance landscape character and the historic environment	- ?	- ?	Evidence suggests that the site has medium landscape importance and sensitivity. Visually the site is considered to be of high visual sensitivity as it abuts the AONB and the Conservation Area and is well connected to the wider landscape; however, the landscape evidence concludes that the site could accommodate approximately 500 dwellings without causing undue harm in terms of landscape impact. It is considered that there is suitable mitigation provided through the pre-submission Draft Local Plan and available at the project level to address significant negative effects; however, this is dependent on the scale of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area. The site is adjacent to the Chipping Norton Conservation Area so there is therefore the potential for a minor negative residual effect in the long-term on the historic environment.
15. Maintain high and stable levels of employment	+ ?		Any proposal for large-scale development at this site has the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects. The site is within reasonable walking distance of all the main employment areas and would help to sustain these as well as the overall vitality and viability of the Town Centre. The site also has good access to the A44 providing a link to employment opportunities elsewhere.

SA Objective	Option	Summary Appraisal
	East Site (Tank Farm)	
16. Promote sustainable economic growth and competitiveness	+ ?	Please see commentary above for SA Objective 15 - Maintain high and stable levels of employment.

4.116 Table 4.21 provides an outline of the reasons for selection/rejection of alternatives for strategic development options in Chipping Norton where relevant. It should be noted that whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and feasibility, play a key role in the decision-making process.

Table 4.21: Summary of Approach to Alternatives Assessment and Selection for Strategic Development Area (SDA) Options in Chipping Norton

Strategic Options Considered and Appraised	Reasons for Progressing or Rejecting the Option in Plan Making
East Site (Tank Farm)	<p>Land to the east of Chipping Norton lies outside the AONB and represents the most suitable opportunity for large-scale development on the edge of Chipping Norton.</p> <p>The site is available and has no significant constraints to development. The landscape impact of development can be mitigated subject to the scale of development being limited.</p> <p>The site is extremely accessible in relation to the town centre and other employment opportunities as well as public transport and other key services and facilities.</p> <p>Development of this scale also provides the opportunity to bring forward a new primary school for the town as well as potential new business space.</p>

5.0 SA of Pre-Submission Draft Local Plan

Introduction

- 5.1 Since the Draft Local Plan was published in November 2012 there have been a number of changes to the evidence base, which include further consideration of the objectively assessed housing needs for Oxfordshire⁴⁴. In light of the findings of this further work, the Council reconsidered alternatives for the overall level of housing growth proposed during the life of the Plan and re-appraised the overall strategy and sites needed to deliver the increased housing requirement. Further information was gathered and evidence updated to inform the Council's decision-making process. The Focussed Consultation Document published in August 2014 set out the revised housing target for the District as well as the overall strategy and individual sites for delivering it.
- 5.2 The proposed Pre-Submission Draft Local Plan reflects the proposed changes to the overall level of housing growth and sites as well as the consultation responses received on the Focused Consultation Document (July 2014). The majority of these changes are minor and relate to further clarification or updates to reflect changes in national policy or evidence. However, there have also been a number of significant changes, in particular an extension of the plan period from 2011 – 2029 to 2011 – 2031 and an increase to the housing requirement from 5,500 to 10,500 new homes, which has resulted in a number of subsequent changes to policies that set out how development will be delivered at the local level in the sub-areas.
- 5.3 As part of the iterative and on-going SA process it is important to ensure that any modifications to the Local Plan are screened for their significance with regard to the SA. Each of the proposed changes made to the Plan since the Draft Local Plan was published in November 2012 have been considered using a screening matrix presented in Appendix VI. The screening considers if the proposed changes significantly affect the findings of the previous SA work presented in the Draft Local Plan SA Report published in November 2012. This Section sets out the summary findings of the screening work and if the proposed changes are of significance with regard to the SA.

Screening of Changes

Overall Strategy (Policies OS1 - OS5)

- 5.4 The changes made to these policies are not considered significant with regard to the SA as they provide further clarification or ensure consistency with changes made to other policies. The screening concluded that they do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).

⁴⁴ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd. Available online: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

Providing New Homes (Policies H1 - H7)

- 5.5 One of the key changes to the Local Plan is the overall increased housing requirement set out in Policy H1, which has now increased from 5,500 to 10,500 new homes during the life of the Plan. This change reflects the updated evidence base in particular the findings of the Oxfordshire SHMA⁴⁵ and the Council's own evidence prepared since the SHMA was published⁴⁶. To take account of updated evidence a fresh SA of reasonable growth options was carried out with the findings presented in the Focused Consultation SA Report (July 2014). The findings of this work are also presented in Section 4 of this Report with the detailed appraisal available in Appendix IV.
- 5.6 The significant increase in the level of proposed housing growth has the potential to enhance the positive effects identified against SA Objectives 1 and 3 within Appendix 2 of the Draft Local Plan SA Report (Oct 2012). It is likely to increase the significance of the minor positive effect against SA Objective 2, as there will be a greater number of affordable homes delivered with the increased housing target. There is also the potential for enhanced positive effects against those SA Objectives relating to the economy as well as those relating to accessibility, equalities and health and well-being.
- 5.7 The increased housing requirement also has the potential to increase the likelihood and significance of potential negative effects identified against SA Objectives relating to air quality, climate change, soil and water resources, biodiversity, landscape and heritage. Mitigation provided through Local Plan policies and available at the project level should ensure that these negative effects are not significant; however, there is still an element of uncertainty until the precise location of development is known. It is important that the high quality landscape character and historic environment of West Oxfordshire is protected and that development is located in the most appropriate locations.
- 5.8 While the Local Plan seeks to maximise the use of previously developed land it is inevitable that the increased housing requirement will result in a greater loss of greenfield and agricultural land. This has the potential for permanent negative effects against SA Objectives 7 and 11; however, the significance of the effect is ultimately dependent on the final location of development.
- 5.9 An additional Policy has now been included to provide further detail to explain how the overall housing target set out in Policy H1 will be met. Policy H2 takes elements from previous Draft Local Plan Core Policies 2 and 6. Given that the policy sets out criteria for determining future proposals, including where they will be permitted, it is considered unlikely that there will be any significant positive or negative effects against SA Objectives. There is the potential for minor positive effects on SA Objectives relating to housing and the economy. The policy also has the potential for both positive and negative effects on SA Objectives relating to the natural environment.

⁴⁵ Ibid.

⁴⁶ 'Validation of an objectively assessed housing need' (OAN) Cambridge Centre for Housing and Planning Research (January 2015) and 'An Analysis of West Oxfordshire's future housing requirement (2011 – 2029) Keith Woodhead (June 2014)

- 5.10 Another new policy requires all housing developments of 100 or more dwellings to include 5% of the residential plots for custom and self-build housing. Given the nature of Policy H5 it is considered unlikely that it will have any significant positive or negative effects against SA Objectives. There is the potential for minor long-term positive effects against SA Objectives 1, 3, 15 & 16 by allowing the development of custom and self-build homes; however, there are likely to be no effects against the remaining SA Objectives. The screening concluded that the new policies do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
- 5.11 There have also been a number of changes made to Policies H3, H4, H6 and H7; however, these mainly provide further clarification or ensure consistency with national policy so are not considered significant with regard to the SA.

Sustainable Economic Growth (Policies E1 - E6)

- 5.12 The changes made to economic policies generally provide further clarification and are therefore not considered significant with regard to the SA. Policy E2 now includes a requirement for all development to have access to superfast broadband. This will help to reduce inequalities, improve access to education and training and have benefits for the economy. Potential to enhance the positive effects against SA Objectives 3, 4 & 16. It also provides the opportunity for more people to work from home which could have associated sustainability benefits by reducing the need to travel.

Transport and Movement (Policies T1 – T4)

- 5.13 The transport policy contained in the Draft Local Plan (2012) has now been split into four separate policies to provide further clarity with regard to the requirements of development and proposed highway improvement schemes. The overall transport policy (Policy T1 - Sustainable Transport) is considered still likely to predominantly have positive effects against the majority of SA Objectives, as it continues to focus development in areas with good access to services/facilities and where the need to travel by private car can be minimised. It also still seeks new development to maximise opportunities for walking, cycling and the use of public transport and minimise the impacts of vehicles. The requirement for a Transport Assessment to accompany any proposals that are likely to have significant transport implications also still remains.
- 5.14 Policy T2 seeks transport assessments to accompany any proposals that are likely to significantly increase traffic as well as contributions towards highway infrastructure improvements. This will help to minimise the impacts of proposed development on traffic with long-term positive effects against SA Objective 6. The policy also proposes a number of strategic highway infrastructure schemes and seeks to safeguard them. These improvements, particularly the ones proposed in Witney, will help to address existing issues relating to congestion with the potential for long-term positive effects.
- 5.15 Policy T3 seeks proposed development to be located and designed to maximise opportunities for walking, cycling and the use of public transport. New

development will also be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure to help encourage modal shift and promote healthier lifestyles. This has the potential for long-term positive effects against SA Objectives 2, 6 & 10 by improving access to sustainable transport modes and therefore reducing the need to travel.

- 5.16 Policy T4 seeks to provide, maintain and manage an appropriate amount of off-street public car parking to support town and village centres. Given the nature of the policy it is considered unlikely to result in any significant positive or negative effects. Potential for minor long-term positive effects on SA Objectives against SA Objectives 2, 6, 15 & 16. Sufficient levels of parking will help to support businesses in the town centre as well as ensure accessibility to the services/facilities on offer for all residents.

Environmental and Heritage Assets (Policies EH1 - EH7)

- 5.17 The majority of the changes to these policies provide further clarification and ensure consistency with national policy. The changes help to strengthen the policies and have the potential to enhance positive effects against SA Objectives relating to health and well-being, climate change, accessibility, biodiversity, landscape and heritage.

Strategy at the Local Level (Policies WIT1 – BC1)

- 5.18 A number of changes have been made to the sub-area policies to reflect the increased housing requirement set out in Policy H1 as well as updated evidence. The potential sustainability effects of proposed development at the Strategic Development Areas (SDAs) has already been re-appraised through the SA. A fresh SA of SDA options was produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The findings of this work are presented in Section 4 with the detail provided in Appendix V of this Report. To take account of consultation responses and more recent evidence and analysis, a number of minor revisions have been made to the appraisals of SDA options presented in Appendix V. It should be noted that these changes do not significantly affect the findings of the SA work that was presented in the Focused Consultation SA Report (July 2014).
- 5.19 A number of changes have been made to the policies relating to the Town Centres but these are considered minor and do not significantly affect the findings of the previous SA work.
- 5.20 To reflect the changes in the overall housing requirement there has been an increase in the number of proposed homes within each of the sub-areas. The increase in the overall level of proposed housing growth within the sub-areas has the potential to enhance a number of the positive effects identified (for previous Draft Local Plan Core Policies 25, 29, 33, 34 & 35) against the SA Framework within Appendix 2 of the Draft Local Plan SA Report (Oct 2012), in particular against SA Objectives 1, 2, 3, 6, 15 & 16. The higher number of new homes being delivered will help to meet the housing need of people within

each of the sub-areas and improve access to affordable homes. This will also help to reduce house prices in the Witney Sub-Area which is currently an issue.

- 5.21 It will also help to increase the vitality of town and village centres and improve accessibility to services/facilities for residents within the sub-areas. There are likely to be more improvements to transport infrastructure, including sustainable transport modes such as walking and cycling. The provision of an additional 10ha of employment land in the Carterton sub-area over the plan period will enhance the positive effects identified against SA Objectives 15 & 16 with the potential for a significant long-term positive effect. It will help to address the current imbalance of homes and jobs with the number of resident workers outweighing the number of jobs in that sub-area.
- 5.22 While the increased housing requirement in these areas has the potential to enhance a number of positive effects it also has the potential to increase the likelihood and significance of negative effects identified against SA Objectives relating to the natural environment. There is the potential for a greater loss of greenfield as well as best and most versatile agricultural land with permanent negative effects against SA Objectives 7 and 11. However, the significance of the effect is ultimately dependent on the final location of development.
- 5.23 There is also a greater likelihood of negative effects on landscape and heritage (SA Objective 14). While it is considered that mitigation provided through Local Plan policies and available at the project level help to ensure that there are no significant negative effects, there is the potential for residual long-term negative effects on landscape and heritage given the increase in housing numbers. There is still an element of uncertainty as the Local Plan does allocate only strategic sites with other sites including provision for travelling communities, to be addressed through an early plan review. The likelihood of significant effects increases in those sub-areas that contain protected or important areas, such as the AONB, and are therefore more sensitive.
- 5.24 A higher level of growth also means that there is greater potential for a significant negative effect on traffic, particularly within Witney, which is a key issue for a number of the sub-areas. Mitigation provided through Local Plan policies should help to reduce the significance of this negative effect. Alongside the housing development there are a number of proposed transport infrastructure improvements, which includes the West End Link in Witney. These improvements will help to address existing congestion issues, particularly within Witney and could have the potential for significant long-term positive effects against SA Objective 6. There is also the potential for sustainability benefits through improvements to sustainable modes of transport, including new and improved walking and cycling routes. This could have indirect minor positive effects on air quality and climate change.

SA of Implementing the Plan

- 5.25 Overall, as identified in the Draft Local Plan SA Report the implementation of the Local Plan is still considered likely to have significant positive cumulative effects

against a number of SA Objectives through meeting the housing and employment needs of residents and improving accessibility to services/facilities and sustainable transport modes.

- 5.26 The changes made to the plan, in particular the increased housing requirement, increase the likelihood and potential significance of negative effects against a number of SA Objectives. However, as found in the Draft Local Plan SA Report (2012) it is considered that suitable mitigation is provided through Local Plan policies and available at the project level to ensure that there are no significant effects. There is the potential for residual minor long-term negative effects on landscape and heritage as a result of the proposed increased housing requirement. A key challenge for the Local Plan is trying to meet the needs of the residents while protecting the high quality landscape character and historic environment of the District.
- 5.27 An early review of the Local Plan will allocate further sites to ensure that the remainder of the housing requirement is met and also take account of any unmet housing need arising from Oxford City that is 'apportioned' to West Oxfordshire through cross-boundary work that is currently ongoing. It will be important to ensure that development is located in the most appropriate locations, away from sensitive areas or designated sites of particular importance. The SA process for an early review of the plan can help to inform the selection of sites by considering the potential sustainability effects of reasonable site options and propose appropriate mitigation.

6.0 Summary of Findings and Next Steps

Findings

- 6.1 This SA Report considers the strategic environmental and wider sustainability effects that are likely as a result of strategic options/alternatives considered through the development of the Local Plan.
- 6.2 The key findings from the appraisal of strategic options for the distribution of growth carried out in 2014 demonstrated that the reasons for progression of the 'Three Towns' option are still valid. It will help to meet the housing and employment needs for the whole of the District while focussing development in the areas where it is needed most. There is the potential for negative effects on traffic, landscape and the historic environment but it is considered that there are suitable mitigation measures available to ensure that these are not significant.
- 6.3 The appraisal of options for the overall level of growth carried out in 2014 found that as the level of growth increases so does the likelihood and potential significance of positive effects of the Options against SA Objectives relating to the provision of housing, communities and economy and employment. Conversely it also found that as the level of growth increases so does the likelihood and potential significance of negative effects against SA Objectives relating to human health, the efficient use of land, traffic, air quality, biodiversity and heritage. An appropriate balance therefore needs to be struck between the need for more housing and the delivery of these conflicting SA Objectives. It was concluded that appropriate mitigation will be provided through Local Plan policies and available at the project level to address potential significant negative effects for the majority of SA Objectives. However, this becomes less certain as the level of growth increases, particularly for the landscape as the District has high landscape value with over a third of its area designated as an AONB.
- 6.4 The SA found that against the majority of the SA Objectives there is often little to differentiate between the options for strategic development in the main service centres. Development at any of the sites could provide housing, employment and community facilities along with the timely provision of necessary infrastructure with potential positive effects. As the sites are situated on the edge of or within the main service centres they all have reasonable access to facilities/ services although some better than others. Some sites have potential barriers to movement which includes existing major roads and/ or existing natural barriers such as brooks that will need to be taken into consideration. For the majority of sites the key sustainability issues identified relate to landscape, the historic environment and the loss of best and most versatile agricultural land. A reduction in the proposed scale of development could help to reduce the significance of negative effects identified for a number of sites and this will need to be considered further through the iterative SA process as well as plan-making.
- 6.6 The screening of changes made to the Local Plan since 2012 found that the majority of changes provide further clarification and are therefore minor, which do not significantly affect the findings of the Draft Local Plan SA Report

published in 2012. The key change to the plan relates to the increased housing requirement from 5,500 to 10,500 new homes. Overall, as found in the Draft Local Plan SA Report (2012) the implementation of the Local Plan is still considered likely to have significant positive cumulative effects against a number of SA Objectives through meeting the housing and employment needs of residents and improving accessibility to services/facilities and sustainable transport modes.

- 6.7 Conversely the screening of changes found that the increased housing requirement has the potential to increase the likelihood and potential significance of negative effects against SA Objectives relating to the natural environment. As concluded in the Draft Local Plan SA Report (2012), it is still considered that suitable mitigation is provided through Local Plan policies and available at the project level to ensure that negative effects are not significant; however, there is still an element of uncertainty until the precise location of development is known. Given the sensitivity of the landscape and historic environment within the District it is considered that the increased housing requirement has the potential for residual minor long-term effects against SA Objective 14 (landscape and heritage). While the Local Plan seeks to maximise the use of previously developed land it is inevitable that the increased housing requirement will result in a greater loss of greenfield and agricultural land. This has the potential for permanent negative effects against SA Objectives 7 and 11; however, the significance of the effect is ultimately dependent on the final location of development.

Next Steps

- 6.8 This SA Report, consultation responses received and the wider evidence base, will be used to inform the preparation of the Submission Local Plan. Any significant changes to the Local Plan as a result of updated evidence or consultation responses will be subject to further appraisal. An SA Report will be accompany the Local Plan on Submission to the Government.
- 6.9 This SA Report is available for comments alongside the Pre-Submission Draft Local Plan for a six week period commencing in March 2015. All responses should be sent to:

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

Email: planning.policy@westoxon.gov.uk

- 6.10 Responses may also be made using the West Oxfordshire District Council Website by using the following link:

<http://planningconsultation.westoxon.gov.uk/>

Appendix I: Updated Baseline Information

This Appendix presents a summary of the range of qualitative and quantitative baseline information for West Oxfordshire across a range of social, economic and environmental topics. The following topics are considered in order:

Population	3
Housing	4
Health	5
Social Exclusion	5
Education	7
Skills	7
Crime and Fear of Crime	7
Accessibility to services and facilities	8
Travel to school	9
Travel to work	9
Traffic Congestion	11
Air Quality	11
Using Land Efficiently	12
Mineral Resources	12
Waste	12
Climate change and greenhouse gas emissions	13
Flooding	14
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The Historic Environment	28
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West Oxfordshire Overview

- I. West Oxfordshire covers some 71,494 hectares to the west of the city of Oxford adjoining Gloucestershire in the west and the upper reaches of the River Thames forms the southern boundary. The majority of the District's population live in the market towns and larger villages of the District. Witney is the largest settlement, a market town of about 27,500 people. West Oxfordshire is very much a rural area, and enjoys a strong sense of place derived from the Cotswold vernacular style of building, rolling countryside and river valleys.

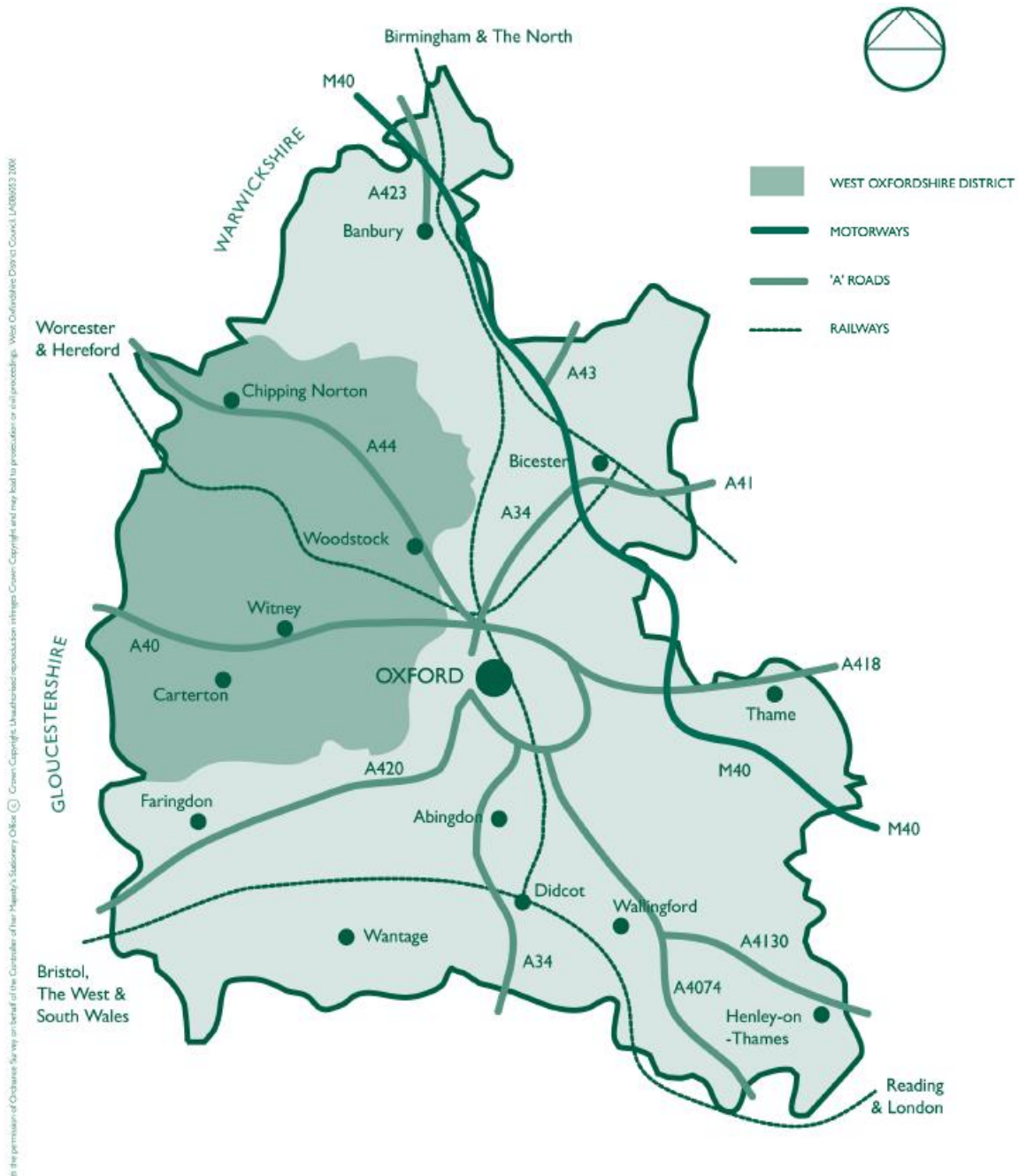


Figure I- Map of West Oxfordshire

Population

2. The population of West Oxfordshire is approximately 104,779 people (Census, 2011), with a population density of approximately 1.5 people per hectare making one of the most sparsely populated local authority areas in the South East. In reality about a third of residents live in the two main settlements of Witney (population approx 27,500) and Carterton (population approx 16,000).
3. **Trends:** The population of West Oxfordshire is forecast to grow to 123,000 people by 2031¹ (17% increase from the 2011 Census) with the main areas of population growth being in the main towns of Witney and Carterton where the majority of new housing is currently planned.
4. There is also expected to be an increase in the proportion of the population in older age groups (see Figure 2). As the population ages more people may require increased support in terms of transport, housing and health care to remain independent and sustain the high levels of health and well-being apparent in the District.

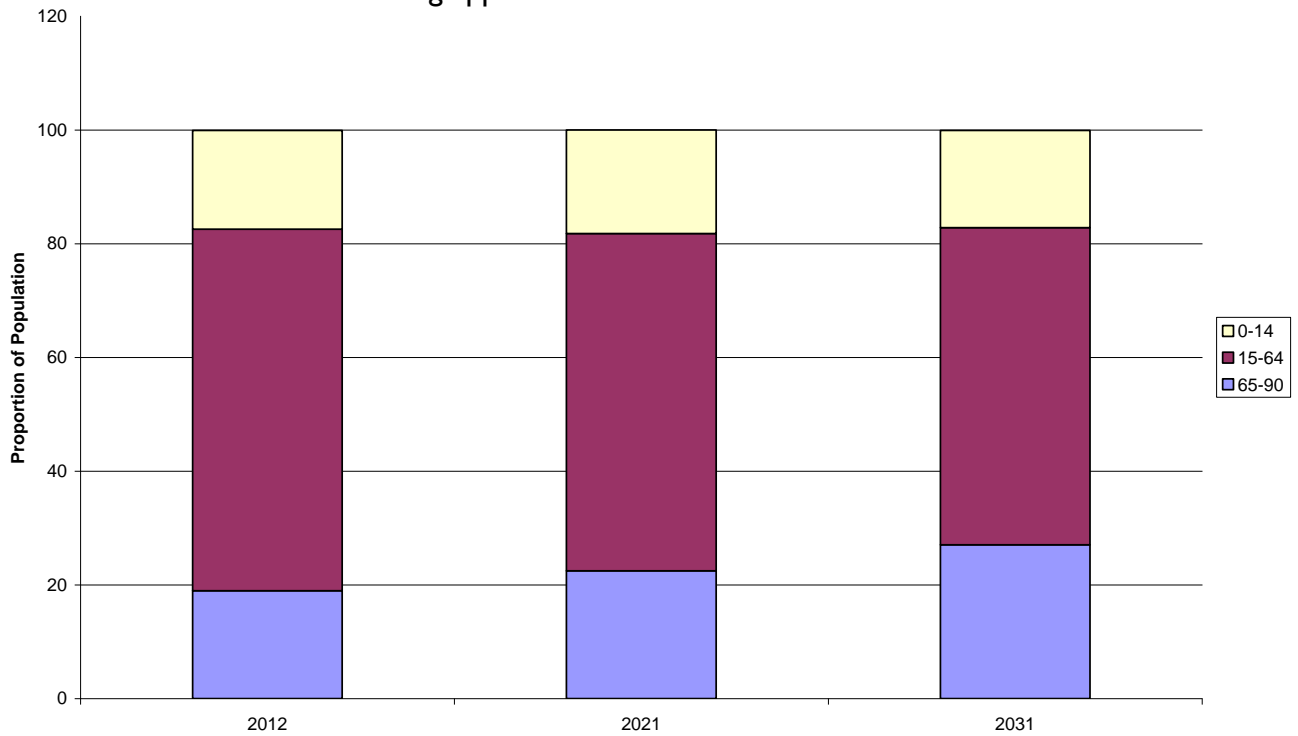


Figure 2 - Estimated Population Change 2012 – 2031

Source: ONS 2012 based sub-national population projections

¹ 2012 based sub-national population projections, ONS

Housing

5. **Target:** The South East Plan – the Regional Spatial Strategy for the South East of England which covered the period 2006 to 2026 – included a provision of at least 7,300 additional homes in West Oxfordshire. The average annual build rate required to meet the 7,300 total over the plan period was 365 houses each year. However, the level of house building in recent years has been considerably higher than this average. The focussed housing consultation includes a housing target of 525 homes per annum, a total of 9,450 homes over the period of the draft Local Plan (2011 – 2029). This increase in housing numbers is intended to strike a balance between meeting future housing and economic needs and the environmental and infrastructure constraints facing the District.
6. In 2011/12, 359 houses were completed, a lower number compared to previous years of exceptionally high delivery– nevertheless this level is still well above the average annual South East plan rate. The South East Plan was revoked in 2012 and a new housing target is yet to be defined for West Oxfordshire. A new target will be set out through the plan making process and will be shaped by recent evidence including the Oxfordshire Strategic Housing Market Assessment (SHMA).
7. The DCLG household projections (2011-2031) which underpin the SHMA, indicate that the number of households in the district is set to increase by 10,280 by 2031, a 23.6% increase. This suggests that the number of houses required to accommodate this level of household growth equates to 514 dwellings per annum, although this figure does not take account of proposed economic growth or affordable housing needs in the District.
8. There are approximately 45,990 dwellings in West Oxfordshire, 71% owner occupied, 14.9% rented privately and 12.5% Social Rented (SHMA, 2014).
9. **Trend:** Between 2011 and 2021 the population of West Oxfordshire is projected to increase by 9% but the number of households is expected to increase by 12% indicating a trend towards smaller households
10. **Target:** West Oxfordshire District Council has adopted a target of a minimum provision of 200 new affordable homes between April 2012 and March 2015 (averaging at 67 units per annum). (West Oxfordshire Council Plan 2012-2015) 181 additional affordable units were delivered in the year 2011/12.
11. West Oxfordshire is an increasingly expensive area to live in. The house price to earnings ratio (also known as the affordability ratio) in 2011 was 9.89², indicating that lower quartile house prices were almost 10 times higher than lower quartile earnings.
12. As a result of the high house prices in West Oxfordshire many households are unable to afford market housing which meets their needs and are thus considered to be in housing need.
13. **Trend:** House prices are increasing and at a faster rate than increase in wage levels making it more difficult for local people to enter the housing market. . The 2011 housing needs assessment indicated that there is an overall annual shortfall of 492 affordable dwellings per

² Table 576 Ratio of lower quartile house price to lower quartile earnings by District www.communities.gov.uk

annum, taking account of housing needs of concealed, overcrowded and homeless households and the supply of affordable housing stock available.

Health

14. Indicators of health for people in West Oxfordshire are generally very good when compared to England. Life expectancy in 2013 was 80.7 years for males and 83.7 years for females, higher than the South East and national averages (Source: West Oxfordshire Health Profile 2013, Public Health England).
15. There are community hospitals in Chipping Norton and Witney and GP surgeries in many of the larger villages. In the rural areas however access by public transport to hospitals, GP Surgeries and Dentists is poor and particularly for elderly people.
16. **Trends:** Figure 2 indicates that the population is ageing, which will create additional demands on health care in terms of the type and accessibility of services. There appears, however, to also be a trend towards more centralised provision of some services which may reduce the accessibility of certain services to sectors of the community (such as elderly people and others without access to a car).
17. Levels of obesity have nearly trebled in the UK in the last quarter century, and in 2013 stood at 30.7%³ of the adult population. The national trend is mirrored in the South East, although the regional prevalence of obesity is lower than the national level. However, 23.5% of adults are estimated to be obese in West Oxfordshire (West Oxfordshire Health Profile 2013). Of concern is that obesity is rising at an alarming rate in children. Obesity increases the risk of many diseases and can decrease life expectancy by up to 9 years.
18. To tackle obesity a sea change is needed in our behaviour which builds in changes in diet and increases in physical activity.

Social Exclusion

19. There are many indices which seek to measure relative levels of social exclusion, also referred to as deprivation. The most recent indices are the Indices of Multiple Deprivation (DCLG, 2010). When measured using the Index of Multiple Deprivation (see below), no areas of West Oxfordshire are within the 20% most deprived in England. Map I indicates that many areas are within the 20% least deprived in England. There may however be smaller pockets of deprivation in rural areas not identified by the measure. Indeed certain groups in rural areas are at a particular risk of social exclusion due to the relatively poor access to services and facilities in these areas (e.g. older people on low incomes, young people, lone parents or those experiencing mental health problems).

³ West Oxfordshire health profile 2013 (Public Health England)

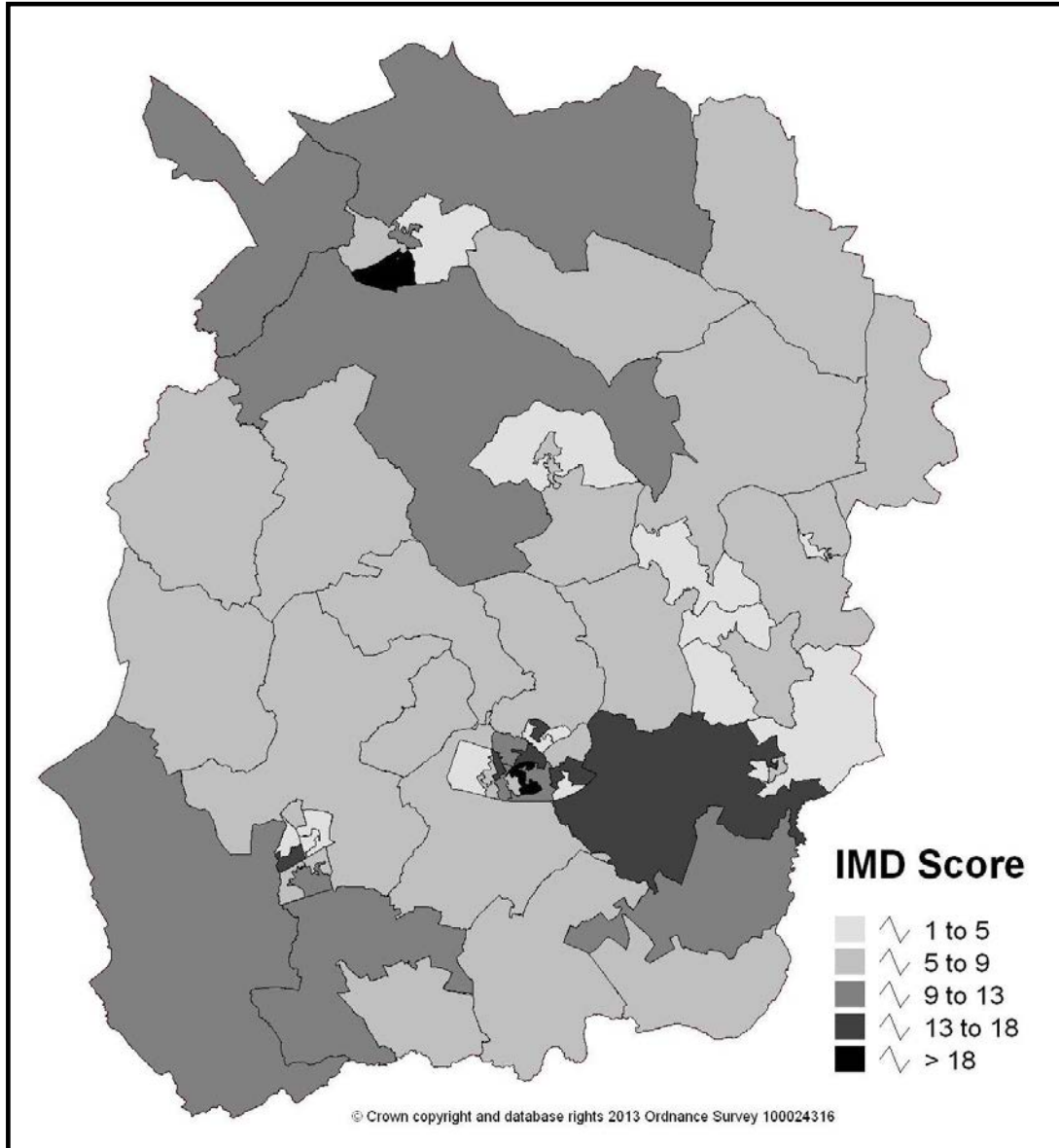


Figure 3 - Index of Multiple Deprivation (DCLG, English Indices of Deprivation 2010)

20. Figure 3 shows scores for the Index of Multiple Deprivation 2010. This is a composite score of a seven different types of deprivation – income, employment, health, education, skills and training, crime, barriers to housing and services, and the living environment. These deprivation scores are calculated for super output areas; areas of a minimum of 1000 people ranked across the whole of England. Only 4 output areas in the District are ranked within the 25% most deprived areas in the whole of the UK including areas of Witney and Chipping Norton,

21. The proportion of the working age population in West Oxfordshire claiming Job Seekers Allowance in April 2014 was 0.9%, lower than the regional average (1.7%) and about a third of the national average (2.7%) (Source: Nomis Labour Market Profile, 2014).
22. **Trend:** The proportion of working age people claiming key income related benefits has remained steady although fallen slightly since a peak in 2009. Claimant counts remain higher however than pre-2008 levels.

Education

23. **Target:** There is a national floor target that 30% of pupils gain 5 or more GCSEs at grades A*-C by 2009/10.
24. School achievement in West Oxfordshire is generally very high. The proportion of pupils gaining 5 or more GCSEs at Grades A*-C was 65.8% in 2007 much higher than the national average (60.1%). In 2007 97.8% of pupils achieved 2+ A levels graded A-C (Source: Oxfordshire Indicator Pack, 2008). Note: data is no longer available at district level.
25. **Trend:** The proportion of pupils gaining 5 or more GCSEs at Grades A*-C has increased by 2.4% since 2007 and 7.3% since 2004.

Skills

26. Skill levels in the working age population have also increased. The proportion of working age people qualified to NVQ Level 3 (at 65.3%) is higher than the regional (59.3%) and national average (55.8%) (Source: NOMIS, Labour Market Profile Jan 2013-Dec 2013).
27. There are just three output areas in the District that fall within the lowest quartile for skills and education deprivation for the whole of England.
28. **Trend:** Nationally and regionally the proportion of working age people with NVQ Level 3+ qualifications has been increasing. Between 2005 and 2013 the proportion of working age people in West Oxfordshire with NVQ Level 3+ qualifications increased from 45.1% to 65.3%.

Crime and Fear of Crime

29. Levels of recorded crime in West Oxfordshire are low and continue to fall. The district is currently one of the safest places to live in the country. The West Oxfordshire Community Safety Strategy 2013-2017 indicated that:
- According to recorded crime statistics the District is the 17th safest area out of 376 authorities nationally and the safest in the South East region.
 - Witney has the highest levels of crime in West Oxfordshire with over a third of all recorded crime committed there.

- Fear of crime is also generally low. 81% of people feel safe walking alone after dark, higher than in any other district in Oxfordshire. Levels of 'feeling safe' are very high (between 95% and 98%).
- Young people under the age of 25 account for 77% of criminal damage, 87% of vehicle crime and are twice as likely to be a victim of crime as any other age group.
- Speeding vehicles/dangerous driving is seen as the biggest problem in the district, followed by cars parked inconveniently, dangerously or illegally. Road Traffic accidents have however fallen by 38.45% between 1999-2007 (Source: Oxfordshire Indicator Pack, 2008).

30. **Trends** identified in the West Oxfordshire Community Safety Strategy 2013-2017

- Overall crime decreased in West Oxfordshire by 3% between 2012 and 2013 from 4,017 to 3,895.
- There was a 40% reduction in anti-social behaviour in West Oxfordshire between 2012/13 from 2,990 to 1,402 calls

Accessibility to services and facilities

31. Rail services operate in the District connecting Kingham, Charlbury, Finstock and Long Hanborough to Oxford, London, Worcester and Hereford. Tackley in the east of the District has rail links to Banbury, Birmingham, Oxford and London. Bus services are primarily focussed on Witney. A high frequency service links Oxford, Eynsham, Witney and Carterton and lower frequency services traverse the rural areas linking Witney to Bampton, Chipping Norton, Abingdon and Woodstock.
32. Accessibility, by public transport and by car, to a range of services has been mapped in the Accessibility Strategy to support the [Oxfordshire Local Transport Plan](#). Broadly, much of Oxfordshire shares similar accessibility characteristics, with relatively good accessibility to services and facilities by car (although time consuming in congested areas). In West Oxfordshire access to major centres and hospitals with full facilities is poorer than for other facilities due to their location in Oxford and Banbury.
33. Public transport accessibility in rural areas is particularly poor and certain groups such as older people on lower incomes, young people, lone parents and those experiencing mental health problems may be particularly at risk of social exclusion. In the rural wards of West Oxfordshire over 70% of households without access to a car were pensioner households (Census 2001).
34. The Council periodically reviews the range of services and facilities available in parishes across the District to support plan preparation (available in the Settlement Sustainability Reports <http://www.westoxon.gov.uk/ldfevidence>)
35. **Trends:** The provision of services and facilities in rural areas generally continues to decline with some services seeking to centralise in larger settlements. Some services, however, have changed the way they are provided and home delivery online-shopping services and online banking have emerged.

36. An ageing population (see Figure 2) may present increasing challenges as the elderly are highlighted above as a particular group least likely to have access to a private car.

Travel to school

37. The mode of travel to school in Oxfordshire was surveyed by Oxfordshire County Council in the Autumn of 2008. In West Oxfordshire 40.5% of people walk, rollerblade or scooter, 8.5% cycle, 20.6% get the bus, and 24.9% travelled by car. Since 2006/07, the number of people using the car has risen by 1% and the number of people walking has fallen by less than 1% since 2006. The number of people using the school bus has also decreased by 2% over the same period.
38. The total number of schools with travel plans in 2006/07 was 36, an increase from 5 in 2003/04

Travel to work

39. Given the levels of public transport accessibility indicated above and the constraints posed in a rural area many trips will be made by private car. In general over 70% of people in West Oxfordshire travel to work by private motor vehicle, a higher proportion than the national average (Census 2011).
40. Data from the 2011 Census indicates that whilst the majority (55%) of commuters travel to work within West Oxfordshire, Oxford continues to be a commuting destination for about 7,451 West Oxfordshire residents.

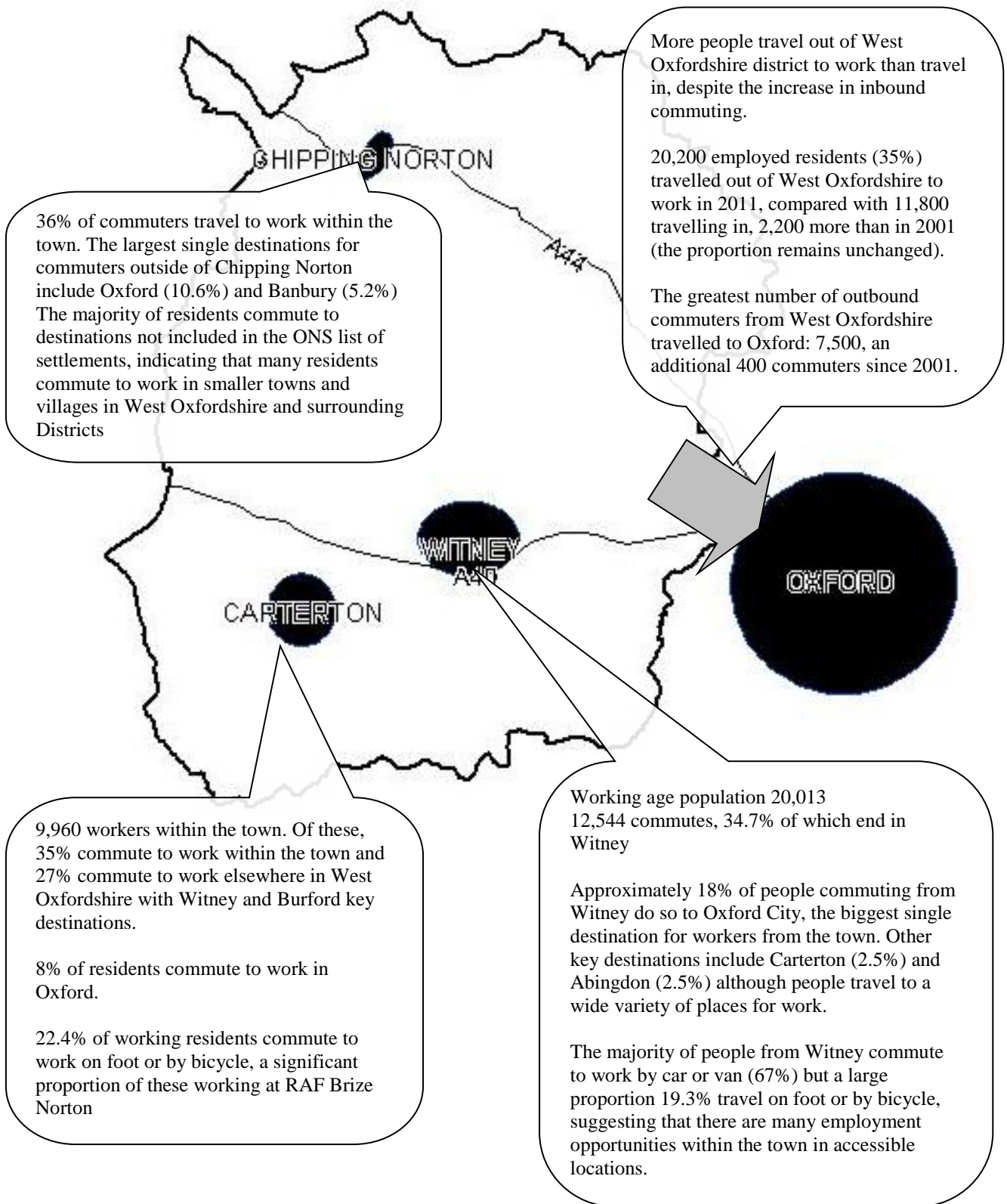


Figure 4 - West Oxfordshire 2001 Census Commuting Summary

41. **Trends:** Figure 4 shows the commuting balance for the District's main towns⁴
42. Inbound commuting has increased and a greater proportion of West Oxfordshire's workforce travel to work from outside the district than in 2001.
- 17% of the workforce (11,800 people) commuted into West Oxfordshire in 2011, up from 15% in 2001, an additional 1,500 people.
 - The greatest number of inbound commuters travelled from Cherwell, Vale of White Horse and Oxford.
 - The greatest increase in inbound commuting is from Vale of White Horse and Swindon: 400 additional journeys were made from each of these areas in 2011 compared with 2001.
43. More people travel out of West Oxfordshire district to work than travel in, despite the increase in inbound commuting.
- 20,200 employed residents (35%) travelled out of West Oxfordshire to work in 2011, compared with 11,800 travelling in, 2,200 more than in 2001 (the proportion remains unchanged).
 - The greatest number of outbound commuters from West Oxfordshire travelled to Oxford: 7,500, an additional 400 commuters since 2001.
 - Journeys to Vale of White Horse district have increased by a similar number, and 300 more journeys are made to Cherwell.

Traffic Congestion

44. Oxfordshire's worst congestion problem is located in West Oxfordshire – the A40 Witney to Oxford and is identified in the Oxfordshire Local Transport Plan as a high level congestion problem.
45. The following have also been identified as congestion problems in the Oxfordshire Local Transport Plan:
- Burford High Street
 - Swinford Toll Bridge
 - Ducklington Lane, Witney
 - Oxford Road, Witney Road, Acre End, Eynsham
 - Bridge Street, Witney
 - A44 Bladon Roundabout

Air Quality

46. In 2004, a detailed assessment of air quality identified that objectives for nitrogen dioxide at Bridge Street, Witney and Horsefair, Chipping Norton were unlikely to be delivered.

⁴ Census 2011 briefing, Oxfordshire County Council Research and Intelligence Team, the District Data Analysis Service and Oxford City Council (2014)

Consequently, Air Quality Management Areas (AQMAs) have been declared. An Action Plan is in place for Chipping Norton and one is being developed for Witney.

47. The 2014 air quality progress report for West Oxfordshire District Council indicated that concentrations of NO₂ within the two air quality management areas continued to exceed the objective levels and that the AQMAs should remain.

Using Land Efficiently

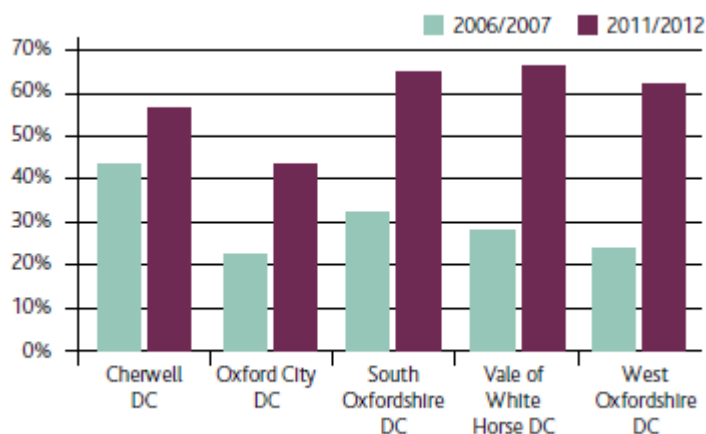
48. **Target:** The Government target is of at least 60% of all new housing to be provided on previously developed land. The NPPF encourages the use of previously developed land and suggests that planning authorities may choose to set locally appropriate targets. There is no locally derived target for West Oxfordshire, which has limited brownfield land available, due to the rural nature of the District.
49. Approximately 42% of new housing was built on previously developed land in the 2011/12 monitoring year. This is significantly less than the peak of almost 80% in 2009/10 but is projected to increase to 60% with the redevelopment of land at Buttercross Works and other previously developed sites in the District.
50. **Trend:** The West Oxfordshire Local Plan 2011 expects 40-45% of homes built between 2001 and 2011 to be on previously developed land. Since April 2001, 46% of all new homes have been built on previously developed land, a high percentage considering the rural character of the area.

Mineral Resources

51. In West Oxfordshire large areas in the south of the District in the Thames flood plain contain sand and gravel reserves. Areas in the Lower Windrush Valley and between Cassington and Yarnton are currently being worked for sand and gravel extraction. A range of after uses is proposed with an emphasis on nature conservation and general public access. Restoration to agriculture may also be an appropriate after use.

Waste

52. **Target:** By March 2020, recycle or compost at least 65% of household waste. By 2025, recycle or compost at least 70% of household waste.
53. In 2012/13 402kg of waste were collected per head, lower than the previous year. The percentage of household waste which was recycled or composted was 59%, up from 33% in 2008/09.



Source: Oxfordshire Joint Municipal Waste Strategy 2013

Figure 5 - % of household waste recycled or composted

Authority	2006/2007 National ranking	2011/2012 National ranking	Improvement
Cherwell DC	27/319	18/319	+9
Oxford City DC	261/319	124/319	+137
South Oxfordshire DC	119/319	2/319	+117
Vale of White Horse DC	174/319	1/319	+173
West Oxfordshire DC	209/319	8/319	+201
Oxfordshire CC	13/39	1/39	+12

54. **Trend:** Household waste generation (per head) continued to increase between the period 2003/04 to 2007/08, however the most recent monitoring period has seen a 11% reduction on 2007/08 levels. This is a national trend but the rate of decrease for West Oxfordshire appears to be significantly better than for the other Oxfordshire districts.

55. The proportion of waste recycled is increasing and on target (see Figure 7 above).

Climate change and greenhouse gas emissions

56. West Oxfordshire has a relatively high per capita domestic CO₂ emissions rate of 2.6 tonnes per person (HECA Report 2013). When domestic CO₂ emissions alone are considered for West Oxfordshire they are below the national average but just above the regional average.

57. Per capita carbon dioxide emissions were estimated for the District by DEFRA in 2007. The data indicated that overall carbon dioxide emissions were estimated to be 7.41 tonnes per capita. This includes emissions from transport, domestic and commercial activities and land use change and was lower than the regional and national averages and one of the lowest of Oxfordshire districts, only Oxford City being lower.

58. There have been some significant standalone renewable energy projects delivered in the District between 2012 and 2014, although photovoltaic schemes are the primary generator type. A large part of the District is within the Cotswolds AONB where large scale renewable energy installations (e.g. wind farms) are likely to be inappropriate.

59. Smaller household (micro-generation) installations are apparent in the District. The sustainability of buildings continues to improve in West Oxfordshire with 1,255 renewable energy installations with a capacity of 3,635Kw, recorded in the District in 2011/12.

60. In West Oxfordshire per capita consumption of water in 2004 was 154 litres. This is on a par with the national average but no trend data is available (Source: Ofwat).
61. **Trends:** From 2006 to 2007 Carbon Dioxide emissions reduced by 2%. Domestic emissions have reduced by 3.3% for the same period.

Flooding

62. There are several significant watercourses which run through the District, including the Thames along the southern boundary of the District, the Windrush which runs through Witney and Burford and the Evenlode. The Environment Agency has produced indicative flood risk maps which are available on their website and are also presented on figure 6 below. Further more detailed flood risk maps are available as part of the Council's Level 1 Strategic Flood Risk Assessment, highlighting flood risk from all sources.



Figure 6 - Flood risk in West Oxfordshire

63. In 2009 a Level I Strategic Flood Risk Assessment for West Oxfordshire was prepared. This identified the predominant risk of flooding within the district is due to flooding from rivers and watercourses – West Oxfordshire is within the catchment of the River Thames, the River Evenlode and the River Windrush. It noted the risk from fluvial flooding across the study area is high with large extensive floodplains being a substantial feature of the rural landscape. Towns and villages identified as at particular risk from fluvial flooding are:

Witney, Bampton, Clanfield, Northmoor, The Wychwoods, Brize Norton, Eynsham, Standlake and Charlbury. The following areas were also identified as experiencing groundwater flooding: Shilton, Alvescot, Northmoor, Langford, Combe and Kelmscott. Sewer flooding was identified as an issue in a number of parishes, including: Shipton-under-Wychwood, Ascott-under-Wychwood, Alvescot and Combe.

Water quality

64. **Target:** Ensure surface waters are of good ecological or chemical status by 2015 (EC Water Framework Directive).
65. In 2006 83.42% of river length assessed was of good biological quality, the second highest rate in the County behind South Oxfordshire and much higher than the average for the Thames region and for England and Wales. 86.14% of river length assessed was of good chemical quality, the second highest rate in the County also behind South Oxfordshire but still much above the regional and national averages (Source: Environment Agency, 2008).
66. **Trends:** water quality has deteriorated since 2000, although there is no clear trend. For both chemical and biological quality, there was a slight decrease from 2005 to 2006.

Contaminated Land

67. Only one site within West Oxfordshire has been identified on the contaminated land register. This site is a bulk fuel installation within the RAF Brize Norton airbase and is subject to regulatory control by the Environment Agency.

Agricultural Land

68. Agriculture is a major land use in West Oxfordshire. Agricultural land is graded using a system which assesses farmland quality according to the long term physical limitations of land for agricultural use including such factors as climate, site and soil characteristics. Grading under the Agricultural Land Classification ranges from 1 to 5 with grades 1 to 3a falling within what is termed the best and most versatile agricultural land. Agricultural land in West Oxfordshire is generally of grade 3 moderate/good quality with some areas classified as grade 2 (very good), particularly in the Thames floodplain. The presence of best and most versatile agricultural land should be taken into account alongside other sustainability objectives.

Biodiversity

70. West Oxfordshire has a rich biodiversity resource including several rivers and (and their floodplains) which traverse the area, areas of historic parkland and ancient woodland such as the Wychwood Forest. The following map and table indicate areas designated and protected for their biodiversity value and highlights that such sites are relatively isolated and fragmented. The Natural England mapping resource www.magic.gov.uk provides further

information about the location, reasons for designation and current condition of statutory wildlife sites in Oxfordshire.

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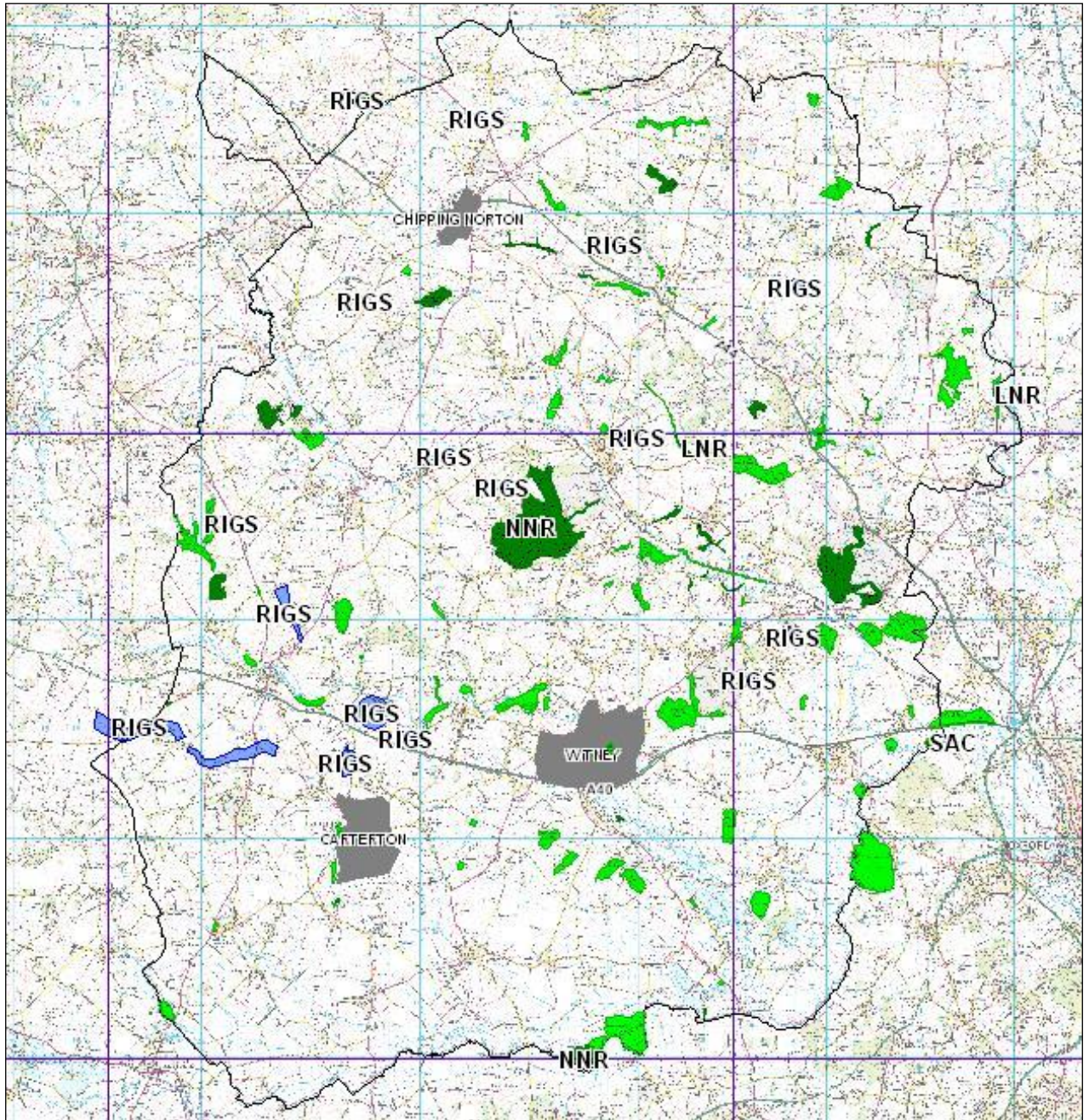


Figure 7 - West Oxfordshire District Boundary, Sites of Special Scientific Interest (Dark Green), County Wildlife Sites (light green), National Nature Reserves (NNR),

Importance	Designated site	Area in hectares (2007)	Area in hectares (2008)	Area in hectares (2009)	Area in hectares (2012)	Area in hectares (2013)
European	Special Areas of Conservation (SACs)	7.0	7.0	7.0	7	7
National	Sites of Special Scientific Interest (SSSI)	1118.6	1118.6	1118.6	1119	1119
Local	Local Geological Sites	*	*	*	332	332
Local	Local Wildlife Sites (previously known as County Wildlife Sites)	1495.3	1392.2	1410.21	1426	1423
Local	Local Nature Reserves (LNR)	0.8 (1 site)	0.7 (1 site)	0.7 (1 site)	3	3

Table 1 - Areas designated for their intrinsic environmental value

NB. The County Wildlife Site process is a dynamic one and sites are selected and deselected and extended on a regular basis as a result of their assessment.

71. **Target:** Natural England's national target of 95% of SSSIs in 'favourable' or 'unfavourable recovering' condition by 2010.

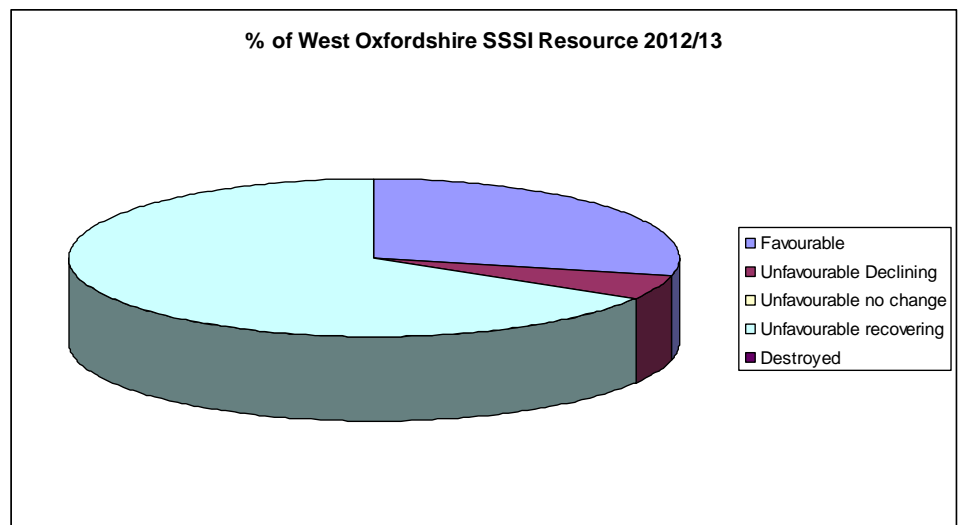


Figure 8 - Areas designated for their intrinsic environmental value

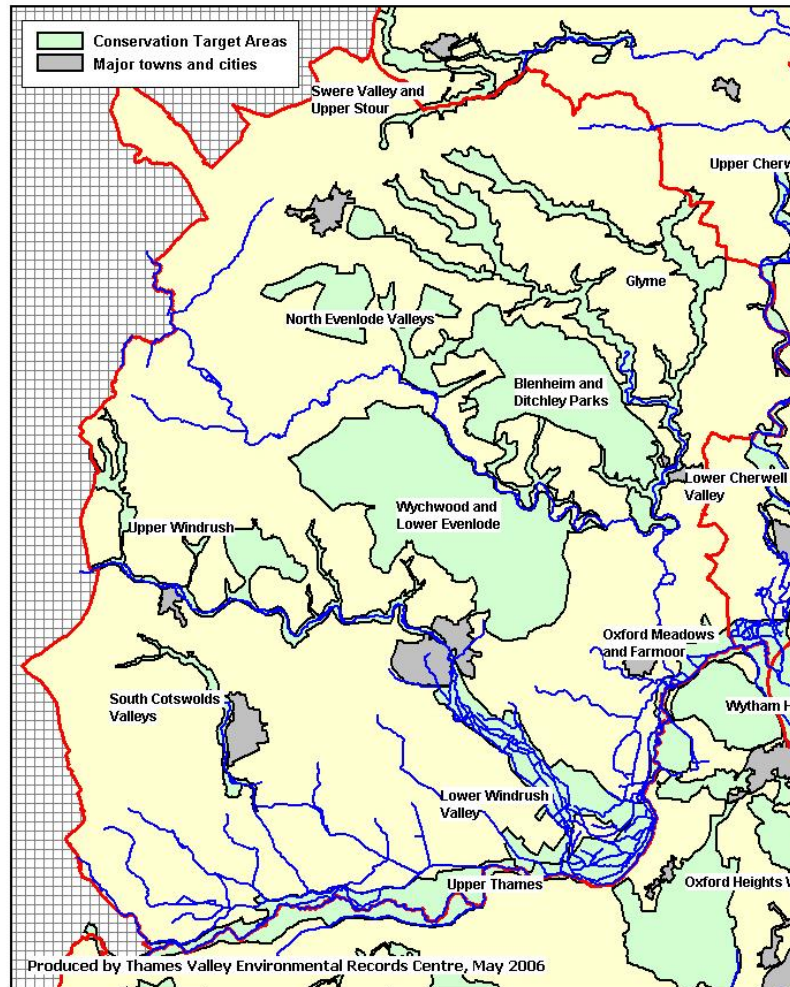
72. SSSIs are assessed for their condition as part of a rolling programme. In 2012/13 over 95% were in 'favourable' or 'unfavourable recovering' condition. This is better than the Oxfordshire position of 48%. (Source: Thames Valley Environmental Records Centre, TVERC).

Biodiversity Target Areas

73. Within Oxfordshire the Oxfordshire Wildlife and Landscape (OWLS) project provides a strategic view of the biodiversity resource. The study, including a Biomap, identifies areas within Oxfordshire of most importance for wildlife conservation, based on the extent and diversity of habitats. Biodiversity and landscape were mapped in a series of Landscape Units.
74. The Biomap reveals that within West Oxfordshire the wooded pasture valleys and slopes, wooded estate slopes and valley sides, wooded farmland, wooded estatelands typically have higher Bioscores indicating a wider range of wildlife habitats. Farmlands tend to have lower Bioscores. The Biomap can be viewed at <http://owls.oxfordshire.gov.uk>.
75. Using data on the types of landscapes and habitats throughout the County further work has identified potential opportunities for improving biodiversity through the expansion and linkage of priority habitats. The Thames Valley Environment Record Centre comprehensively mapped the geographical location and status of UK Biodiversity Action Plan (BAP) priority habitats associated with designated sites (SSSIs and County Wildlife Sites (CWS)) throughout the county. By identifying areas where most sites were relatively large, in good condition and in relatively close proximity to each other, areas around surviving BAP habitats were prioritised for conservation action. Other key factors taken into account during the mapping of the target areas included; the concentration of UKBAP habitats, important areas for UKBAP and rare species, areas of archaeological features, potential for habitat restoration, geology, topography and hydrology.

Area Targets:

- **Blenheim and Ditchley Parks:** Parkland management and restoration, woodland management and restoration, arable wildflowers.
- **Glyme:** Limestone grassland management and recreation, lowland meadow management and restoration, Fen, swamp and reedbed management and restoration, parkland/veteran tree management and restoration.
- **Lower Windrush Valley:** Management of water filled gravel pits, management and restoration of lowland meadows, management of swamp and reedbed and creation of new areas of reedbed.



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Figure 9 - Conservation Target Areas in West Oxfordshire

- **North Evenlode Valleys:** Limestone grassland management and restoration. Core target areas are in the valleys. On the deeper soils on the adjacent plateau the potential is more limited and the key target area is west of Chadlington to extend existing schemes. Management and restoration of lowland meadow and fen and flushes between Charlbury and Chadlington.
- **Oxford Meadows and Farmoor:** Lowland meadow management and restoration. Management of gravel pit afteruse, management of existing reedbed, fen and swamp. There may be potential to create some new areas of reedbed. Management of wet grassland for breeding waders
- **South Cotswolds Valleys:** Limestone grassland restoration and management from Carterton northwards. Lowland Meadow management and restoration south of Carterton. Fen management at Willow Meadows.
- **Swere Valley and Upper Stour:** Lowland meadow and wetland management and restoration in the flat riverside land. On the banks there is potential for extending the area of limestone and lowland meadow habitat depending on the geology.
- **Upper Thames:** Lowland meadow management and restoration. Wet grassland restoration to improve the area for waders and wildfowl. There is potential to create some reedbed habitat in this area.
- **Upper Windrush:** Management and restoration of lowland meadows, wet grasslands (for waders), swamp, and limestone grassland. Management of woodland.
- **Wychwood and Lower Evenlode:** Woodland management, parkland/veteran tree management and restoration, limestone grassland management and restoration along the valleys, heathland restoration at suitable sites.

76. In all 36 Conservation Target Areas were identified covering 17% of Oxfordshire and containing 94.9% of the county's SSSI and 73.6% of the CWSs. Many of these target areas have been identified for action and the relevant conservation organisations are now working with landowners and farmers to link, buffer and extend the existing sites. Ten target areas have been identified within West Oxfordshire (see Map 6).
77. The aim of the Conservation Target Areas is to restore biodiversity and landscape through the restoration and management of habitats. The conservation target areas contain an existing important biodiversity resource in terms of the priority habitats within them and the species these habitats support, and include areas already designated and managed for biodiversity. Therefore the objective is to maintain the areas in a good condition whilst initiating expansion and linkage to provide more viable and sustainable biodiversity management units rather than recreate them from new ie the spread of great crested newts from an existing population into an adjoining area is likely to be more successful than reintroducing them into an isolated area.
78. The table below indicates the area of UK Biodiversity Action Plan priority habitats within designated sites (SSSIs and County Wildlife Sites). It should be noted that there are biodiversity assets, including designated sites, outside of these target areas which still need management and protection.
79. Two habitats of particular significance in West Oxfordshire are lowland mixed deciduous woodland – with just under 34% of the county resource held within the district – and eutrophic standing water – with 55% of the county resource in the district. These figures reflect both the historic and contemporary influences on the overall composition of the district's habitat resource.

UKBAP Priority Habitats	Area (hectares) 2011/12	Area (hectares) 2012/13	Notes
Coastal and floodplain grazing marsh	1561	1477	A key habitat associated with river floodplains. Sometimes flower-rich, important for wading birds. Particularly sensitive to changes in hydrology and nutrients.
Eutrophic standing water	367	383	Likely to be found in old gravel pits and reservoirs, often important for waterbirds, reed bunting, water vole and white-clawed crayfish. Some gravel pits may be suitable for crested newts.
Lowland beech and yew woodland	14	14	A key habitat.
Lowland calcareous grassland	181	186	A key habitat, associated with areas of chalk and limestone geology. Flower-rich, important for invertebrates (particularly butterflies). Sensitive to nutrient changes.
Lowland dry acid grassland	14	14	Associated with sandy soils. Important for rare plants and invertebrates. Sensitive to nutrient changes.
Lowland Fens	29	33	A key habitat. Important for rare invertebrates and plants, water vole and otter. Sensitive to changes in hydrology and nutrients.
Lowland heathland	0.0	0.0	Of restricted distribution, important for reptiles and invertebrates.
Lowland meadows	196	184	A key habitat, important for flowers, invertebrates and ground-nesting birds. Sensitive to changes in hydrology, nutrients and management,
Lowland mixed deciduous woodland	1528	1505	Can have rich ground flora. Also important for bats, woodland birds and butterflies, occasionally support dormice.
Purple moor grass and rush pastures	7	7	
Reedbeds	2	2	Restricted distribution. Important for birds, may support water voles or rare plants. Sensitive to changes in hydrology.
Traditional Orchards	48	50	Restricted distribution, dependent on traditional management methods. Important for bats, invertebrates, mosses, lichens.
Wet woodland	32	31	Restricted distribution, likely to be adjacent to waterbodies or part of a mosaic of wetland habitats. May support otter or rare invertebrates.
Wood pastures and parkland	638	465	Important for veteran trees, invertebrates and bats. Found mainly on old estates.
Total area of BAP priority habitat	4735	4475	

Table 2 - UKBAP Priority Habitats in West Oxfordshire

NB: Rivers and Streams are also a priority habitat in the Oxfordshire BAP. The data in the table above includes priority habitats within designated sites. See information in following table for Priority Species identified in West Oxfordshire.

Priority Species

Common Name	Scientific Name	Year	Master Site
Adder	<i>Vipera berus</i>	2010	Little Tew
August Thorn	<i>Ennomos quercinaria</i>	2003	Foxholes
Barberry Carpet	<i>Pareulype berberata</i>	2009	Confidential
Basil Thyme	<i>Clinopodium acinos</i>	2011	Whiteways Quarry
Beaded Chestnut	<i>Agrochola lychnidis</i>	1997	Grey Eaves, Burford
Bewick's Swan	<i>Cygnus columbianus</i>	2013	Aston
Beetle (Coleoptera)	<i>Meloe rugosus</i>	2002	LWGP 57
Bittern	<i>Botaurus stellaris</i>	2003	Confidential
Black-tailed Godwit	<i>Limosa limosa subsp. limosa</i>	2013	LWV pit 38
Blood-Vein	<i>Timandra comae</i>	2004	Chimney Meadows
Brindled Beauty	<i>Lycia hirtaria</i>	2002	Foxholes
Brown Hairstreak	<i>Thecla betulae</i>	2000	
Brown Hare	<i>Lepus europaeus</i>	2013	Castle Barn, Sarsden
Brown Long-eared Bat	<i>Plecotus auritus</i>	2010	Langston Priory
Brown/Sea Trout	<i>Salmo trutta</i>	2009	River Evenlode
Brown-spot Pinion	<i>Agrochola litura</i>	2004	Chimney Meadows
Bullfinch	<i>Pyrrhula pyrrhula</i>	2013	Witney Lakes
Buff Ermine	<i>Spilosoma luteum</i>	2004	Chimney Meadows
Centre-barred Sallow	<i>Atethmia centrargo</i>	2004	Chimney Meadows
Cinnabar	<i>Tyria jacobaeae</i>	2011	Whiteways Quarry
Common Bullfinch	<i>Pyrrhula pyrrhula</i>	2012	North Leigh Common
Common Cuckoo	<i>Cuculus canorus</i>	2010	Langleys Lane Meadows SSSI
Common Dormouse	<i>Muscardinus avellanarius</i>	2007	Ash copse (Ditchley Estate)
Common Grasshopper Warbler	<i>Locustella naevia</i>	2005	Chimney Meadows
Common Linnet	<i>Carduelis cannabina</i>	2011	Stonesfield Common, Bottoms and Banks SSSI
Common Lizard	<i>Zootoca vivipara</i>	2011	Glyme Valley
Common Scoter	<i>Melanitta nigra</i>	1999	Northmoor GP
Common Starling	<i>Sturnus vulgaris</i>	2008	Dix Pit Silt Lagoons
Common Toad	<i>Bufo bufo</i>	2013	Acrey Waters
Corn Bunting	<i>Emberiza calandra</i>	2013	Chipping Norton: Glyme Farm
Corn Crake	<i>Crex crex</i>	2000	Confidential
Cornflower	<i>Centaurea cyanus</i>	2004	Sarsden Park
Curlew	<i>Numenius arquata</i>	2005	Chimney Meadows
Cuckoo	<i>Cuculus canorus</i>	2013	Standlake
Dark-barred Twin-spot Carpet	<i>Xanthorhoe ferrugata</i>	1998	Cogges Manor Farm
Deep-brown Dart	<i>Aporophyla lutulenta</i>	1992	Grey Eaves, Burford
Dingy Skipper	<i>Erynnis tages</i>	2004	Oakley Hill
Dot Moth	<i>Melanchra persicariae</i>	2004	Chimney Meadows
Dunnock	<i>Prunella modularis</i>	2013	Dix Pit Silt Lagoons
Dusky Brocade	<i>Apamea remissa</i>	1996	Grey Eaves, Burford
Dusky Thorn	<i>Ennomos fuscantaria</i>	2004	Chimney Meadows
Early Gentian	<i>Gentianella anglica</i>	1997	Taynton Quarries SSSI
Eurasian Curlew	<i>Numenius arquata</i>	2007	Chimney Meadows
Eurasian Tree Sparrow	<i>Passer montanus</i>	2010	ponds within Over Norton Park
Eurasian Wryneck	<i>Jynx torquilla</i>	2000	Confidential

Common Name	Scientific Name	Year	Master Site
European Eel	<i>Anguilla anguilla</i>	2005	River Windrush, D/s Beard Mill, East
European Otter	<i>Lutra lutra</i>	2011	bridge over small stream, on minor road west of Taynton
European Turtle Dove	<i>Streptopelia turtur</i>	2005	Chimney Meadows Transect Route 4
European Water Vole	<i>Arvicola amphibius</i>	2011	River Windrush at Standlake
Feathered Gothic	<i>Tholera decimalis</i>	2004	Chimney Meadows
Fine-leaved Sandwort	<i>Minuartia hybrida</i>	2003	Burford Priory
Freshwater Bryozoan	<i>Lophopus crystallinus</i>	2009	Chill Brook at Eynsham
Freshwater Crayfish	<i>Austropotamobius pallipes</i>	2011	Swinbrook near Stocks Hill Ford (Swin Brook)
Freshwater pea mussel	<i>Pisidium tenuilineatum</i>	2001	River Thames
Garden Tiger	<i>Arctia caja</i>	2004	Chimney Meadows
Goat Moth	<i>Cossus cossus</i>	1992	Grey Eaves, Burford
Grape-hyacinth	<i>Muscari neglectum</i>	2009	
Grass Snake	<i>Natrix natrix</i>	2011	Little Tew Meadows SSSI
Great Bittern	<i>Botaurus stellaris</i>	2003	Confidential
Great Crested Newt	<i>Triturus cristatus</i>	2012	Various
Greater Scaup	<i>Aythya marila</i>	2004	LWV Pit 38 (was 27b)
Greater White-fronted Goose	<i>Anser albifrons</i>	1995	Dix Pit
Green Hound's-tongue	<i>Cynoglossum germanicum</i>	2005	
Green-brindled Crescent	<i>Allophyes oxyacanthae</i>	2000	
Grey Dagger	<i>Acronicta psi</i>	2004	Chimney Meadows
Grey Partridge	<i>Perdix perdix</i>	2007	Tackley Wood
Grizzled Skipper	<i>Pyrgus malvae</i>	1999	
Hawfinch	<i>Coccothraustes coc-cothraustes</i>	2013	Blenheim
Harvest Mouse	<i>Micromys minutus</i>	2009	
Hazel Dormouse	<i>Muscardinus avellanarius</i>	2011	Great Tew Estate
Hedge Accentor	<i>Prunella modularis</i>	2008	Dix Pit Silt Lagoons
Hedgehog	<i>Erinaceus europaeus</i>	2013	Rosamund Drive, Old Woodstock
Herring gull	<i>Larus argentatus argenteus</i>	2013	Widely recorded on water bodies in winter
Hedge Rustic	<i>Tholera cespitis</i>	1994	
House Sparrow	<i>Passer domesticus</i>	2013	Thorney Leys, Witney
Knot Grass	<i>Acronicta rumicis</i>	2004	Chimney Meadows Island
Lackey	<i>Malacosoma neustria</i>	1992	Grey Eaves, Burford
Large Nutmeg	<i>Apamea anceps</i>	2004	Chimney Meadows
Latticed Heath	<i>Chiasmia clathrata</i>	2004	Bradwell Grove Airfield
Lesser Horseshoe Bat	<i>Rhinolophus hipposideros</i>	1993	
Lesser Spotted Woodpecker	<i>Dendrocopos minor</i>	2007	Chimney Meadows
Lapwing	<i>Vanellus vanellus</i>	2013	A415 Newbridge Ecological Ap-
Linnet	<i>Carduelis cannabina</i>	2013	Woodstock
Marsh Stitchwort	<i>Stellaria palustris</i>	2005	Minster Lovell Marsh
Marsh Tit	<i>Poecile palustris</i>	2013	Minster Lovell Meadows
Minor Shoulder-knot	<i>Brachylomia viminalis</i>	1993	Bladon Heath
Mollusc	<i>Gyraulus (Gyraulus) acroni-</i>	2001	River Evenlode
Mottled Rustic	<i>Caradrina morpheus</i>	2004	Chimney Meadows
Mouse Moth	<i>Amphipyra tragopoginis</i>	2004	Chimney Meadows

Common Name	Scientific Name	Year	Master Site
Neglected Rustic	<i>Xestia castanea</i>	1993	Grey Eaves, Burford
Noctule Bat	<i>Nyctalus noctula</i>	2010	Blenheim Park
Northern Lapwing	<i>Vanellus vanellus</i>	2011	Chimney Meadows
Oak Hook-tip	<i>Watsonalla binaria</i>	2004	Chimney Meadows
Oak Polypore	<i>Piptoporus quercinus</i>	2002	Blenheim Park
Pale Shining Brown	<i>Polia bombycina</i>	1992	Cogges Manor Farm
Pennyroyal	<i>Mentha pulegium</i>		Ramsden Heath
Perfoliate Penny-cress	<i>Thlaspi perfoliatum</i>	2011	Ashford Bridge Cutting
Polecat	<i>Mustela putorius</i>	2011	Under A40 flyover , Oxford Hill, Witney
Powdered Quaker	<i>Orthosia gracilis</i>	2004	Chimney Meadows
Pretty Chalk Carpet	<i>Melanthia procellata</i>	1994	
Purple Milk-vetch	<i>Astragalus danicus</i>	2009	Westwell Gorse
Red-necked Phalarope	<i>Phalaropus lobatus</i>	1995	Dix Pit (OOS)
Red Hemp-nettle	<i>Galeopsis angustifolia</i>	2011	Lidstone Piece, Spelsbury Down Farm
Red-backed Shrike	<i>Lanius collurio</i>	2005	Chimney Meadows
Reed Bunting	<i>Emberiza schoeniclus</i>	2013	Various
Roseate Tern	<i>Sterna dougallii</i>	2011	Brize Norton
Ring Ouzel	<i>Turdus torquatus</i>	2000	Witney Lake
Rosy Minor	<i>Mesoligia literosa</i>	1993	Grey Eaves, Burford
Rosy Rustic	<i>Hydraecia micacea</i>	2004	Chimney Meadows
Rust fungus	<i>Urocystis colchici</i>	2013	Long Hanborough, Pinsley Wood
Rustic	<i>Hoplodrina blanda</i>	2004	Chimney Meadows
Sallow	<i>Xanthia icteritia</i>	2004	Chimney Meadows
September Thorn	<i>Ennomos erosaria</i>	1992	Grey Eaves, Burford
Shaded Broad-bar	<i>Scotopteryx chenopodiata</i>	2004	Chimney Meadows
Shoulder-striped Wainscot	<i>Mythimna comma</i>	2003	Foxholes
Sky Lark	<i>Alauda arvensis</i>	2013	Worcester Hill Bank
Slow-worm	<i>Anguis fragilis</i>	2008	
Small Blue	<i>Cupido minimus</i>	2000	Nethercott Meadow (Crecy Hill)
Small Emerald	<i>Hemistola chrysoprasaria</i>	1994	
Small Heath	<i>Coenonympha pamphilus</i>	2013	Shilton Bradwell Grove Airfield
Small Phoenix	<i>Ecliptopera silaceata</i>	2003	Foxholes
Small Square-spot	<i>Diarsia rubi</i>	2003	Foxholes
Song Thrush	<i>Turdus philomelos</i>	2013	Dane's Bottom
Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	2011	
Spined Loach	<i>Cobitis taenia</i>	2006	River Evenlode, Lower Ridings
Spotted Flycatcher	<i>Muscicapa striata</i>	2013	Standlake
Spreading Hedge-parsley	<i>Torilis arvensis</i>	1996	
Stag Beetle	<i>Lucanus cervus</i>	1999	Foxholes
Starling	<i>Sturnus vulgaris</i>	2013	Dix Pit Silt Lagoons
Three-lobed Crowfoot	<i>Ranunculus tripartitus</i>	2000	Dean Sand Pit
Tree Pipit	<i>Anthus trivialis</i>	2004	Chimney Meadows
Tree Sparrow	<i>Passer montanus</i>	2013	Cote
Tubular Water-dropwort	<i>Oenanthe fistulosa</i>	2005	Meadow West of Grafton Lock
Turtle Dove	<i>Streptopelia turtur</i>	2013	Chimney Meadows
Tundra Swan	<i>Cygnus columbianus</i>	1998	LWV Pit 38 (was 27b)

Common Name	Scientific Name	Year	Master Site
Wall	<i>Lasiommata megera</i>	1998	Wychwood SSSI
West European Hedgehog	<i>Erinaceus europaeus</i>	2010	Woodstock
Western Barbastelle	<i>Barbastella barbastellus</i>	2006	Foxholes
White Admiral	<i>Limenitis camilla</i>	2005	Pinsley Wood
White Ermine	<i>Spilosoma lubricipeda</i>	2004	Chimney Meadows
White Helleborine	<i>Cephalanthera damasonium</i>	2004	The Barns Plantation
White-letter Hairstreak	<i>Satyrrium w-album</i>	2008	
Whorled Solomon's-seal	<i>Polygonatum verticillatum</i>	1994	Low Green Lane
Willow Tit	<i>Poecile montanus</i>	2010	Woodstock
Wood Lark	<i>Lullula arborea</i>	2005	Chimney Meadows
Wood Warbler	<i>Phylloscopus sibilatrix</i>	1998	Foxholes Reserve
Wood White	<i>Leptidea sinapis</i>	1992	Pinsley Wood
Yellow Wagtail	<i>Motacilla flava</i>	2013	Various
Yellowhammer	<i>Emberiza citrinella</i>	2013	Dane's Bottom

Table 3 - UK Biodiversity Action Plan Priority Species recorded in West Oxfordshire (1992-2012) (ones in bold are new to list in 2013)

80. **Trends:** Records provide collated data of UK BAP priority species which have been reported in West Oxfordshire during the period 1992-2012. As at 2012/13 there has been an increase of two species since the previous year's report. There are 149 BAP priority species recorded in the district of West Oxfordshire. In 2006-07 there were 41 UKBAP Priority Species in West Oxfordshire. This large increase in recorded species reflects a notable change in the information associated with UK BAP priority habitats, due to a national review of priority habitats in 2007. In addition, the review led to the re-naming and re-defining of a number of priority habitats.

81. The distribution and status of water voles in West Oxfordshire is extensive and remains stable. 22 sections of the middle River windrush were surveyed in 2012 and found an increase in Water Vole activity. 52% of the sites surveyed for wolver activity in 2012 showed positive signs

82. There has been a continued decline in the bird index for West Oxfordshire, which does not reflect the general increase in the rest of Oxfordshire. The chart below illustrates the farmland bird indices for Oxfordshire and shows the change over time from the base year of 2003.

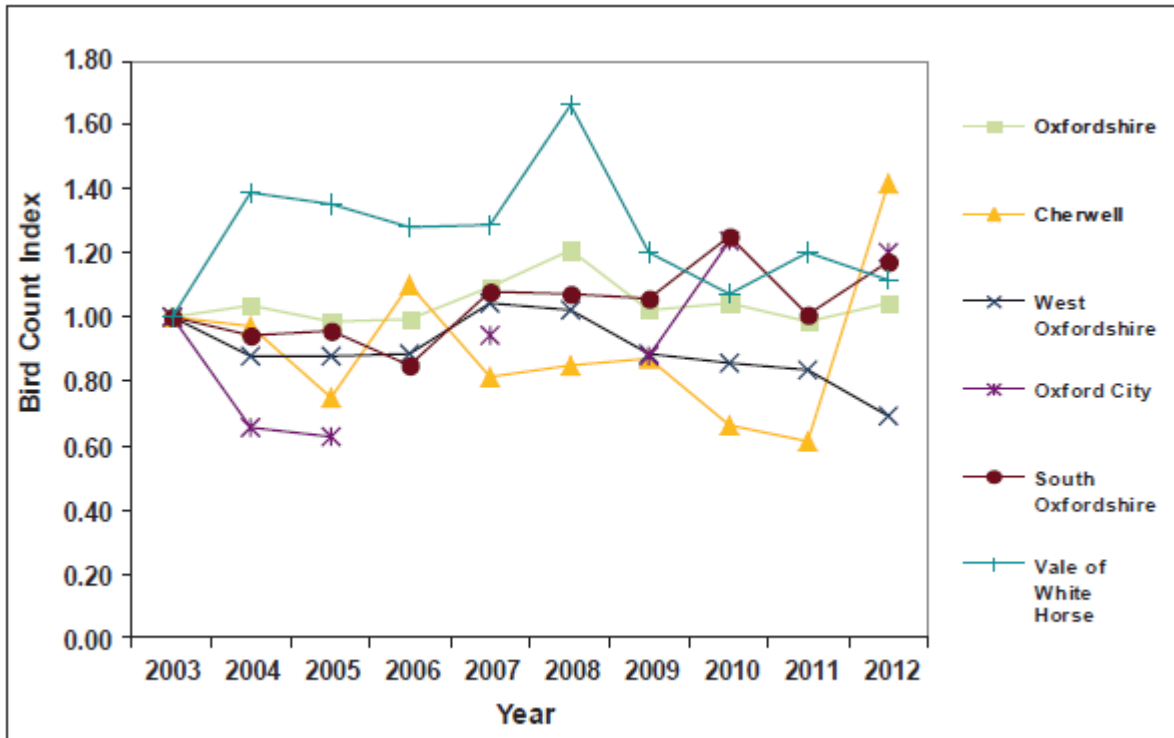


Figure 10 - Oxfordshire farmland bird indices for 2003-2013. The bird index uses a baseline from 2003.

Protected Species

83. There are a number of individual plant and animal species that are specifically protected by law, primarily because of their endangered status:

Badgers - Badgers and their setts are protected by legislation. Badgers prefer areas such as woodland edges or thick hedgerows. Under the Under the Protection of Badgers Act 1992, it is an offence to: wilfully kill, injure, ill-treat or trap badgers, intentionally or recklessly damage, destroy or obstruct setts which show signs of current use by badgers or disturb badgers whilst they are occupying a sett.

Bats - There are 17 species of bats found in the UK. Only five are widely distributed. Bats and bat roosts can be found in old buildings, roof spaces, tunnels, bridges or trees. Under the Wildlife and Countryside Act 1981 bats are protected from deliberate or reckless killing, injury, capture or disturbance and the deliberate or reckless damage, destruction or obstruction of a bat roost is illegal, even if caused by an action which has the benefit of planning consent.

Birds - All wild birds and their nest and eggs are protected by law. They can nest in a wide variety of habitats and in made-made structures, but particularly in hedges, verges, shrubs and trees. Under the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly kill, injure or take any wild bird. It is also illegal to take, damage or destroy its nest whilst in use or being built.

Ponds - Ponds are home to a number of Amphibians including toads, frogs and newts. Great Crested Newts are fully protected. It is an offence to intentionally or

recklessly kill, injure, disturb, take, possess or sell great crested newts. It is also illegal to damage, destroy or obstruct access to their place of shelter or protection.

The Historic Environment

84. The character of West Oxfordshire's landscape and its historic assets are inextricably linked, as is the built and natural environment. The historic environment of West Oxfordshire includes many historic buildings and also the historic townscape and landscape in which they are set. Archaeology also plays an essential role in our understanding of the historic environment and there are many important sites and structures of archaeological interest within the District. These historic assets contribute significantly to the distinctiveness of West Oxfordshire, and its Quality of Life, providing opportunities for leisure, tourism and education as well as attractive places to live and work.
85. Map 7 indicates that there are a number of sites designated for their historic or landscape value throughout the District. It should however be noted that there are many other sites and buildings which contribute to the historic environment, the townscape and landscape but which themselves are not designated. The Oxfordshire Sites and Monuments Record is an index of all known archaeological and historical sites in the county including monuments, excavations, surveys and archaeological 'finds' (and is available at Oxfordshire County Council).
86. Within the District there are: 142 Scheduled Ancient Monuments, 16 Historic Parks and Gardens, 50 Conservation Areas, the Blenheim Palace World Heritage Site (WHS), and 34% of the District is designated as part of the Cotswolds Area of Outstanding Natural Beauty

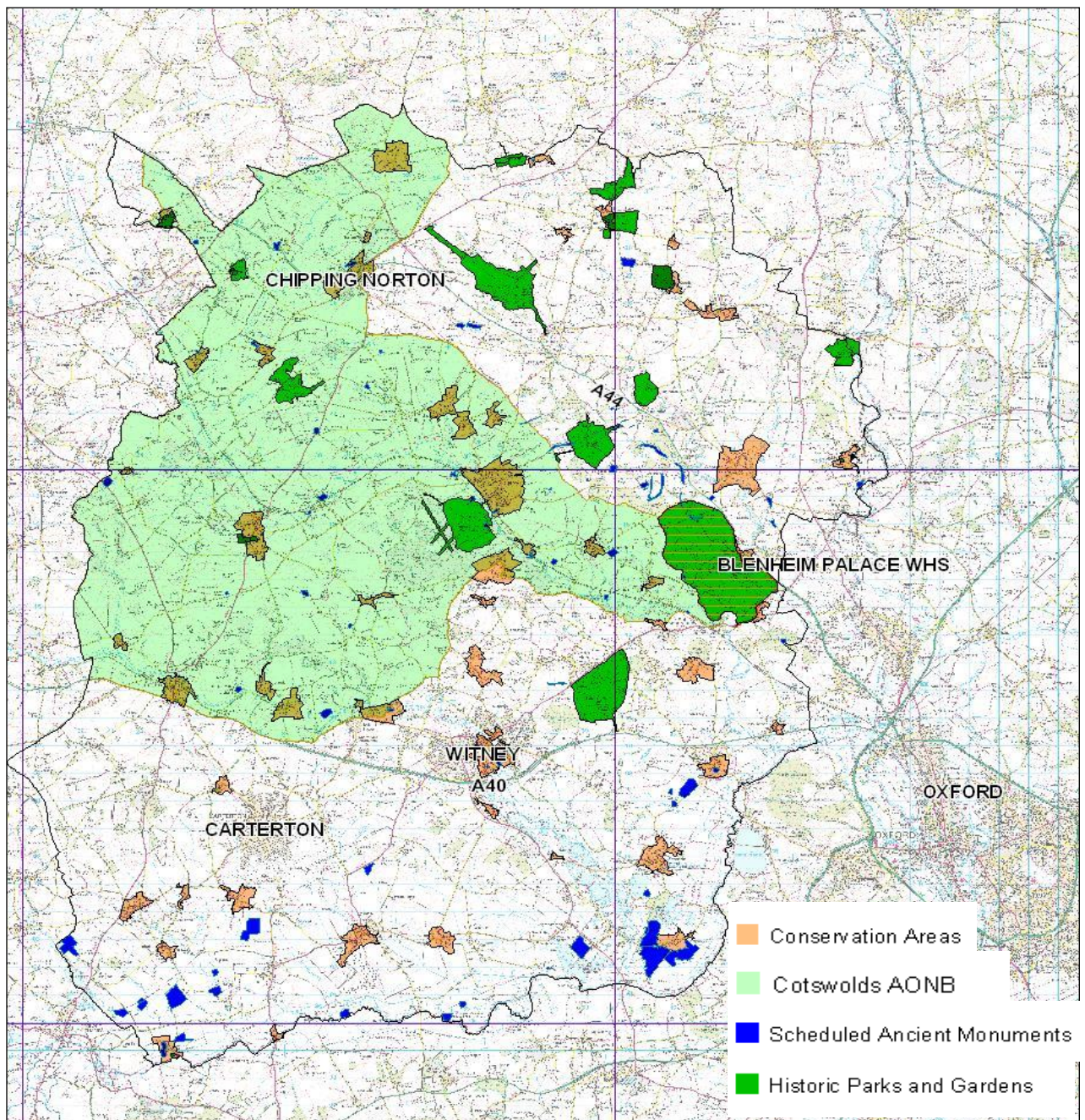


Figure 11 -Designated historic and landscape assets within West Oxfordshire

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A more precise location of these designated sites are also viewable on the Council's interactive Local Plan
Proposals Maps <http://westoxon.devplan.org.uk/map.aspx?map=4&layers=all>

87. The importance of the built heritage of the District is reflected in the presence of 3,200 Listed Buildings; 43 are of Grade I (of national importance), 211 are Grade II* (of outstanding interest) and 2,934 are Grade II (of special interest).
88. **Trends:** In 2014 there were 3 listed buildings in the District on the English Heritage Buildings at Risk Register and 24 scheduled monuments at risk. The register includes listed

buildings of Grade I and II* and scheduled monuments but does not include listed buildings of Grade II.

89. The Council is in the process of preparing up to date Conservation Area Character Appraisals and Preservation and Enhancement Documents for each of the Conservation Areas. Character Appraisals describe the main aspects of character or appearance which contribute to the special interest and quality of the area. These appraisals also identify buildings which whilst not listed nationally are of particular local historic interest (and as such are locally listed). Preservation and Enhancement Documents provide strategies for the future maintenance and improvement of the area, as well as providing development advice and guidance on conversions, extensions and the design of new buildings within the Conservation Area.
90. A listing of Conservation Areas within the District and associated Character Appraisals and Preservation and Enhancement Documents are available on the Historic Buildings and Conservation section of Council's website - <http://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/>
91. Map 7 identifies a number of sites identified and protected on the statutory schedule of ancient monuments. Currently a research project is underway, the Solent Thames Archaeological Research Framework, which will provide a summary of up to date knowledge of the archaeology of the Solent Thames region including Oxfordshire, Berkshire, Buckinghamshire, Hampshire and the Isle of Wight.
92. In brief the framework highlights that West Oxfordshire has a wealth of archaeological evidence of early settlement from the Palaeolithic to the modern period, a period of over 500,000 years. Some of the earliest evidence of human activity is along the river valleys of the Thames and its tributaries such as at Stanton Harcourt, Cassington, Hardwick and Ducklington. These areas also provide evidence of continuing settlement in later periods. Many of the early settlements were subsequently covered by river sands and gravels. Many sites therefore may not be visible from the surface but may only be revealed when development, including mineral extraction and other development, takes place. A watching brief may be established during the extraction or development process to record any finds that may be unearthed. There is a general presumption, however, to preserve archaeological sites *in situ*. New development thus may pose a threat to these archaeological assets but has also enabled finds to be made and preserved or recorded.
93. There are other important sites and finds across the District including Paleolithic surface finds from ploughed fields in the parishes of Combe, Freeland and Long Hanborough, ceremonial Neolithic monuments such as the Rollright Stones and finds at Ascott under Wychwood, Barrows such as at Foxley Farm in Eynsham and Roman sites including villa sites at North Leigh and Stonesfield and evidence of settlement along major roman routes like Akeman Street around Wilcote and Asthall. The District is also rich in post medieval history with many historic buildings as highlighted above.

Landscape Character Assessments

94. As noted above the landscape character of the District is inextricably linked with the historic environment given that human activity has shaped the urban and rural landscape for many centuries. Several assessments of the landscape character have been produced and are referred to below.
95. The District's landscape falls within 2 regional countryside character areas - the Cotswolds and the Upper Thames Clay Vale. Countryside Quality Counts project developed a national indicator of how the countryside is changing. Results from the project indicated that between 1990 and 1998 the Upper Thames Clay Vale was assessed as undergoing change inconsistent with its character – linked to the deterioration of hedgerows, development pressures and the intensification of agricultural activity. In the Cotswolds more limited change consistent with the areas character was identified.
96. A District-wide Landscape Assessment was carried out in 1998. The assessment identifies 13 landscape character areas which are areas with a coherent identity based on an assessment of the landform and land cover. For each of these areas the assessment highlights pressures on the landscape and key management and enhancement needs. The assessment indicates that West Oxfordshire remains a predominantly rural district with some outstanding areas of landscape and a high proportion of very attractive, unspoilt countryside. Further Landscape Assessments for the District's main towns – Witney, Carterton and Chipping Norton- sought to update the district-wide assessment. These were undertaken in 2007 and 2009.
97. **Trends:** The District-wide landscape assessment highlights variation in the condition of the landscape which primarily results from a weakening of landscape structure through intensive farming practices, such as the removal of traditional dry-stone walls and the creation of bare, arable 'prairies'. While these landscapes can still be impressive, they lack the ecological or visual diversity which characterises some of the more richly-patterned landscapes. Lack of management, and some specific land uses like quarrying, can also affect landscape and ecological condition and be destructive to 'natural' landscape elements. The assessment categorises the landscape in areas which need to be conserved, strengthened or reconstructed. Further detail on all 13 of the landscape character areas identified is available and the full assessment report is available on the Council's website - <http://www.westoxon.gov.uk/ldfevidence/>
98. The Cotswold landscape is made up of a variety of features including rolling agricultural land, flower-rich limestone grassland, deep incised valleys, country parks and woodland. A Landscape Character Assessment has also been conducted for the Cotswolds AONB and has identified 19 Landscape Character types and 68 Landscape Character Areas. Using the Landscape Character Assessment, Landscape strategies and guidelines have been produced for each of the 19 Landscape character types. These have been identified to provide information for local planners on the suitability of proposed development or change within the Cotswold landscape. The assessment identified the principal elements that occur across the designated area: drystone walls; ancient semi-natural woodlands and veteran trees; permanent pasture, including unimproved calcareous grassland; archaeological sites and their settings and remnant historic landscapes; vernacular stone buildings and their settings; settlement patterns and their relationship to landscape; parkland and historic designated

landscapes and hedges. The assessment and strategies can be viewed online at <http://www.cotswoldsaonb.com/page.asp?pageID=42>

99. Further to this, the Cotswolds Area of Outstanding Natural Beauty Management Plan (2013-18) was published and designed to act as a guide for local authorities, statutory agencies and other bodies such as businesses and individuals working within the AONB. The plan sets out a series of objectives for conserving and enhancing the natural beauty of the AONB, increasing the understanding and enjoyment of the special qualities of the area, and fostering economic and social well being.

Employment

99. The percentage of working age residents in employment in West Oxfordshire (83%) as at May 2014 was just above the national (80%) and regional average (77.4%) (Source: NOMIS Labour Market Profile)

100. **Trend** : There has been an increase (6%) in the numbers and proportion of working age people in employment between the period 2010 and 2014.

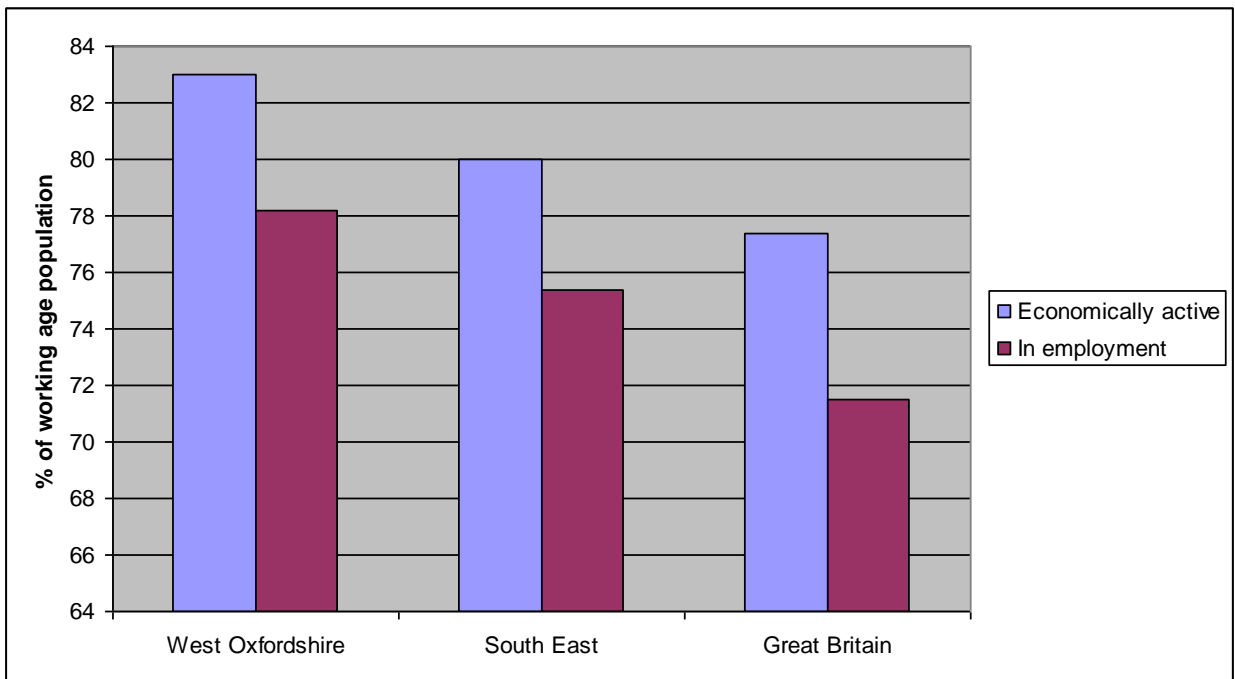


Figure 12 - Economic Activity December 2014 (Nomis Labour Market Profile)

Unemployment

- 100. Unemployment in West Oxfordshire (the proportion of working age people claiming Job Seekers Allowance benefits) is low at 1.0% compared to the South East Average (1.8%) and GB average (2.9%). (Data as at November 2013, Source: NOMIS).
- 101. **Trend:** Unemployment has been consistently low over the last 10 years. However, as a direct consequence of the recession, unemployment in the District increased in the period from 2008-2010

Business Formation

- 102. The business start up rate (VAT registrations) in 2007 was 8.3%, below the South East (10%) and national (10.2%) averages. The business closure rate is however also below the South East and national averages: 6.6% compared to 7.2% and 7.3%, respectively. (Source: NOMIS).
- 103. **Trend:** VAT registered businesses have increased by 36% in the period 1994-2007, considerably higher than the national figure of 25%.

Business Types

- 104. Figure 10 shows the broad sectoral makeup of the District’s jobs. Service industries account for 80% of jobs in West Oxfordshire, lower than the regional average of 87.6%. Manufacturing is more represented than the average for the South East.
- 105. Small businesses are particularly important to West Oxfordshire’s local economy. Some 85.9% of businesses employ less than 10 employees. This compares to 84.2% in Oxfordshire and 82.6% nationally. (Source: Nomis Business Counts 2013).

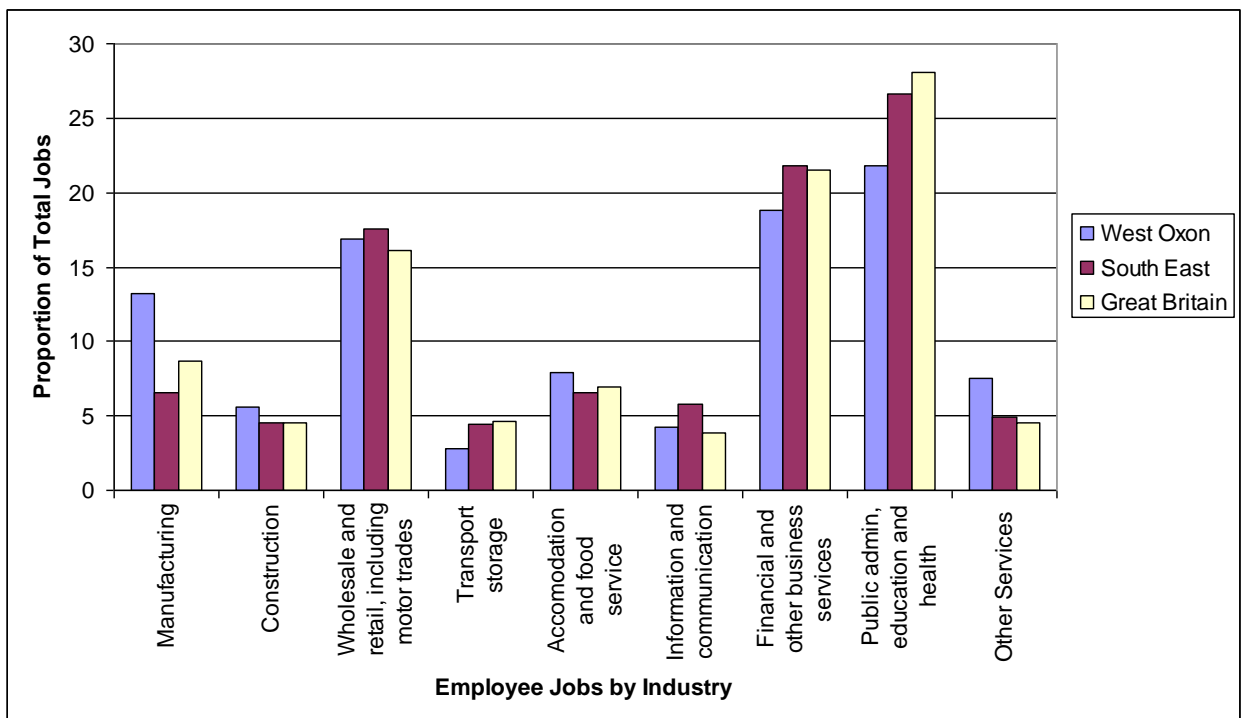


Figure 2 - West Oxfordshire Employee Jobs by Industry

106. **Trends:** Historically, West Oxfordshire has had a strong manufacturing base. The manufacturing industry has undergone significant changes and some long standing industries of the District have closed and moved away (such as blanket making in Witney). Despite the decline in some industries, the number of jobs in the District grew by 33% 1995-2008. In the South East jobs grew by 22% over the same period (Source: NOMIS). There has been a slight decrease in the number of employee jobs in the District since 2010 although the market is showing signs of recovery.
107. The local economy has also benefited from the growth in high tech industries such as high-performance motor engineering, medical instruments, and medical and optical equipment manufacture. Manufacturing is still an important employer in West Oxfordshire and many of the high tech industries noted above are manufacturing activities.
108. The Council commissioned the West Oxfordshire Economy Study to investigate the current and future role of the local economy. The study report is available on the Council's website and provides further information on economic issues - <http://www.westoxon.gov.uk/ldfevidence>

Tourism

109. There is a thriving and well developed tourism industry, mainly focussed on the natural and built heritage of the District. This has to some extent helped to continue to provide employment in rural areas, in the context of a declining agricultural sector.
110. Tourism and the visitor economy remains an important sector, with total local business turnover from tourist activity estimated at over £255m in 2010, a marginal rise of 2.6% over 2009. Tourism related jobs continued to grow between 2009 and 2010 and accounted for 12.4% of total jobs, much higher than the rest of the region at 8.2%.

Open space and leisure

111. In 2013 JPC undertook an open space study of the District to analyse the amount, quality, accessibility and use of existing open space and leisure facilities in the District and highlight deficiencies and future needs.
112. The study primarily focussed on the three main towns in the District and used the findings to present a series of quality, quantity and access standards for different open space typologies across the District as a whole.
113. The need for more parks and recreation grounds, allotments, accessible natural green space and youth provision was identified in Witney, Carterton and Chipping Norton.
114. The study makes a series of strategic recommendations based on protecting and enhancing existing provision and identifying opportunities for new provision where necessary.

Appendix II: Updated Review of Plans and Programmes

Plans and programmes at the international, national, regional and local level with implications for the LDF have been identified and the key objectives have been summarised in the following tables. They do not attempt to summarise the documents per se but rather extract the key messages of relevance, to be used in defining the sustainability issues and objectives for the West Oxfordshire Local Development Framework. This list will be reviewed periodically as new guidance, plans and strategies are constantly emerging.

Plan or Programme	Objectives and targets
International	
Johannesburg Declaration on Sustainable Development 2002	<p>The Johannesburg Declaration highlights present challenges, expresses a commitment to sustainable development, underscores the importance of multilateralism and emphasizes the need for implementation.</p> <ul style="list-style-type: none"> ▪ Halve the proportion of people without access to drinking water and basic sanitation by 2015 ▪ Develop a ten-year framework of sustainable consumption and production programmes
Rio Declaration on Environment and Development 1992	<p>People have a right to development however they have a responsibility to safeguard the common environment. The Rio declaration states that the only way to have long-term economic progress is to link it with environmental protection.</p> <p>Precautionary approach to the environment</p> <ul style="list-style-type: none"> ▪ Environmental protection integral to development process ▪ Develop national law regarding liability for the victims of pollution and other environmental damage. ▪ Environmental policies should not be used as an unjustifiable means of restricting international trade. ▪ Local communities have a vital role in environmental management and development and their participation should be encouraged in the achievement of sustainable development
Strategic Environmental Assessment (SEA) Directive (2001/42/EC)	<p>European directive which requires an assessment to be made of the effect of certain plans and programmes on the environment. Key issues include biodiversity, health, soil, water, air quality, landscape, cultural heritage, climate, flora and fauna.</p> <p>All Plans, Policies and Programmes that will have a significant effect on the environment must be subject to SEA.</p>
Agenda 21 2002	<p>To achieve a sustainable balance between consumption, population and the Earth's life-supporting capacity.</p> <ul style="list-style-type: none"> ▪ Adopt national strategies for sustainable development. ▪ To carry out environmental assessments before starting projects that carry the risk of adverse impacts

Plan or Programme	Objectives and targets
<p>The Aarhus Convention 1998 EU Directive on public access to environmental information (2003/4/EC) 2003</p>	<p>The convention encourages effective public participation to increase the accountability and transparency of decision-making, also contributing to public awareness of environmental issues and support for the decisions taken.</p> <ul style="list-style-type: none"> ▪ Authorities must take decisions which may have a significant effect on the environment as well as on personal health and wellbeing. ▪ In taking decisions authorities must ensure effective public participation. ▪ Participation by associations, organisations, groups, in particular nongovernmental organisations promoting environmental protection should be encourage to increase public awareness of environmental decisions and to support the decisions taken.
<p>European Spatial Development Perspective 1999</p>	<p>To define at Union level policy objectives and general principles of spatial development to ensure the sustainable development of the European territory which respects its diversity.</p> <ul style="list-style-type: none"> ▪ Establish a polycentric and balanced urban system ▪ Promote integrated transport and communications concepts. ▪ Develop and conserve natural and cultural heritage ▪ Implement cross border planning strategies, land-use plans, improved regional transport systems, sustainable development strategies in rural areas and programmes making use of the natural and cultural heritage.
<p>Environment 2010: Our Future, Our Choice (EU Sixth Environment Action Programme)</p>	<p>The latest Environment Action Programme (EAP) gives a strategic direction to the Commission's environmental policy over the next decade, as the Community prepares to expand its boundaries. The new programme identifies four environmental areas to be tackled for improvements:</p> <ul style="list-style-type: none"> ▪ Climate Change; ▪ Nature and Biodiversity; ▪ Environment and Health and Quality of Life; and ▪ Natural Resources and Waste. <p>Recognises that land use planning and management decisions in the Member States can have a major influence on the environment, leading to fragmentation of the countryside and pressures in urban areas and the coast. Also includes objectives on stabilising greenhouse gases, halting biodiversity loss, reducing pollution and resource use. Under the EAP framework, Thematic Strategies are being developed on:</p> <ul style="list-style-type: none"> ▪ Air quality; ▪ Soil Protection; ▪ Sustainable use of Pesticides; ▪ Waste Prevention and Recycling; ▪ Sustainable Use of Natural Resources; and ▪ Urban Environment.

Plan or Programme	Objectives and targets
<p>A Sustainable Europe for a Better World: A European Union Strategy for Sustainable Development (2001); Communication from the Commission to the Council and the European Parliament on the review of the Sustainable Development Strategy - A platform for action 2005 (Review 2009)</p>	<p>The document sets the challenge to maintain a momentum that mutually reinforces economic growth, social welfare and environment protection.</p> <p>The Review highlights a number of key issues which need a strong push at the highest political level to engage the public, speed up decision-making and action at all levels, encourage more 'joined up' thinking and accelerate the uptake of new and better ideas. These are:</p> <ul style="list-style-type: none"> ▪ Climate change and clean energy ▪ Public health ▪ Social exclusion, demography and migration ▪ Management of natural resources ▪ Sustainable transport ▪ Global poverty and development challenges
<p>Air Quality Framework Directive (92/62/EC)</p>	<ul style="list-style-type: none"> ▪ Maintain ambient air quality where it is good and improve it in other cases. ▪ Sets limits for air pollutants, to be taken into account in national objectives.
<p>EU Nitrates Directive 1991</p>	<p>To reduce and prevent water pollution caused or induced by nitrates from agricultural sources.</p> <ul style="list-style-type: none"> ▪ Identify waters, either actually or potentially affected by nitrate pollution and designate all areas draining into such waters as vulnerable zones ▪ Prepare action plans where pollution is likely
<p>Kyoto Protocol (1997)</p>	<p>There is a need to limit greenhouse gases in order to reduce the threat of global warming that leads to climate change.</p> <p>The UK is committed to cutting its emissions to 12.5% below 1990 levels by 2012, and the European Union to an 8% reduction on 1990 levels by 2012.</p>
<p>United Nations Framework Convention on Climate Change 2007</p>	<p>Countries should protect the world's climate.</p> <ul style="list-style-type: none"> ▪ Countries should enact effective environmental legislation to control greenhouse gas emissions and should ensure the functioning of natural processes that can remove some of the gases from the atmosphere ▪ Adopt national policies and take measures to limit emissions of greenhouse gases ▪ Protect and improve forests and oceans, that act as sinks and reservoirs for greenhouse gases
<p>European Climate Change Programme 2000</p>	<p>To identify and develop all the necessary elements of an EU strategy to implement the Kyoto Protocol.</p> <p>To ensure that member states meet Kyoto protocol targets.</p>
<p>Convention on the Protection of the Archaeological heritage of Europe, Revised 1992 (The Valletta Treaty)</p>	<p>The Valletta Treaty or Malta Convention is an initiative from the Council of Europe. The treaty aims to protect the European archaeological heritage 'as a source of European collective memory and as an instrument for historical and scientific study. All remains and objects and any other traces of humankind from past times are considered elements of the archaeological heritage. The notion of archaeological heritage includes structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.</p> <p>Articles 3 and 4 of the Convention concerns requirements of Member States to preserve and protect archaeological heritage. Article 5 requires member states to involve archaeologists in developing plans and decision making.</p>

Plan or Programme	Objectives and targets
UNESCO World Heritage Convention	<p>In summary:</p> <ul style="list-style-type: none"> ▪ Notes that the cultural heritage and the natural heritage are increasingly threatened with destruction not only by the traditional causes of decay, but also by changing social and economic conditions which aggravate the situation with even more formidable phenomena of damage or destruction ▪ Considers that deterioration or disappearance of any item of the cultural or natural heritage constitutes a harmful impoverishment of the heritage of all the nations of the world, ▪ Considered that it is essential for this purpose to adopt new provisions in the form of a convention establishing an effective system of collective protection of the cultural and natural heritage of outstanding universal value (World Heritage Sites).
Convention for the Protection of the Architectural Heritage of Europe adopted at Granada on 3/10/1985 (European Treaty Series No. 121)	<p>The main purpose of the Convention is to reinforce and promote policies for the conservation and enhancement of Europe's heritage. It also affirms the need for European solidarity with regard to heritage conservation and is designed to foster practical co-operation among the Parties. It establishes the principles of "European co-ordination of conservation policies" including consultations regarding the thrust of the policies to be implemented.</p> <p>Article 2 concerns the requirement to Identify properties to be protected.</p> <p>Articles 3 - 5 set out the procedures to statutorily protect architectural heritage.</p> <p>Articles 10 – 13 concern the requirement to develop and adopt conservation policies and to foster both the use of protected properties in the light of the needs of contemporary life and the adaptation when appropriate of old buildings for new uses.</p>
European Landscape Convention 2004	<p>The aims of the convention are to promote landscape protection, management and planning, and to organise European co-operation on landscape issues.</p> <p>General measures include:</p> <ul style="list-style-type: none"> ▪ Recognise landscapes in law as an essential component of people's surroundings and a foundation of their diversity. ▪ Establish and implement landscape policies aimed at landscape protection, management and planning through the adoption of specific measures. ▪ Establish procedures for the participation of regional/local authorities, general public and other parties with an interest in the formulation of the landscape policies. <p>Integrate landscape into regional and town planning policies and into environmental, cultural, agricultural, social and economic policies.</p>
EU Directive on the Conservation of Wild Birds (79/409/EEC)	<p>To help towards halting biodiversity decline by the year 2010 by protecting the natural bird species across the EU.</p> <p>Conserve naturally occurring bird species and designate Special Protection Areas (SPA) around important habitats.</p>
Convention on Biological Diversity (1992)	<ul style="list-style-type: none"> ▪ Develop national strategies, plans or programmes for the conservation and sustainable use of biological diversity. ▪ Implemented in the UK by the UK Biodiversity Action Plan (see below)

Plan or Programme	Objectives and targets
IUCN Red List of Threatened Species – A Global Species Assessment (1994)	The Red List is an objective global approach for evaluating the conservation status of plant and animal species.
Conservation of Natural Habitats and Wild Flora and Fauna (92/43/EC, The ‘Habitats Directive’)	<ul style="list-style-type: none"> ▪ Contribute towards ensuring bio-diversity through the conservation of natural habitats and of wild flora and fauna. ▪ Maintain or restore, at favourable conservation status, natural habitats and species of wild flora and fauna of Community Interest. ▪ In Great Britain in response the directive the Directive regulations established a series of sites of international significance for biodiversity. There is only one site of such importance for biodiversity in West Oxfordshire – Oxford Meadows Special Area of Conservation (SAC) at Cassington. There are no Special Protection Areas (SPA) in West Oxfordshire.
Bern Convention on the Conservation of European Wildlife and Natural Habitats (1979)	<ul style="list-style-type: none"> ▪ Conserve wild flora and fauna and their habitats, ▪ Promote cooperation between states; and ▪ Give special attention to endangered and vulnerable species, including endangered and vulnerable migratory species.
Bonn Convention on the Conservation of Migratory Species (1979)	<ul style="list-style-type: none"> ▪ The main aim of the convention is to conserve terrestrial, marine and avian migratory species throughout their range.
Directive on the Conservation of Wild Birds (1979)	<ul style="list-style-type: none"> ▪ Conservation of all wild birds and covers their protection, management, control and exploitation. ▪ The maintenance of the favourable conservation status of all wild birds species. ▪ The convention applies to birds, their eggs, nests, and habitats.
Directive to Promote Electricity from Renewable Energy (2001/77/EC)	<ul style="list-style-type: none"> ▪ Promote an increase the contribution of renewable energy sources to electricity production. ▪ UK target to generate 10% of electricity from renewable sources by 2010, 20% by 2020.
EU Sixth Environmental Action Programme	The EUs long term policy programme focussing on: tackling climate change, nature and biodiversity, environment and health and sustainable use of natural resources and management of wastes.
EU Strategy for Sustainable Development	Priorities: Limiting climate change and increasing the use of clean energy, addressing threats to public health, managing natural resources more responsibly, improving the transport system and land use.
Kyoto Protocol: UN Framework Convention on Climate Change (1992)	The main objective is to achieve the stabilisation of greenhouse gas concentrations in the atmosphere at safe levels.
Nitrates Directive (91/676/EEC)	Control and reduce water pollution resulting from spreading or discharge of livestock effluents and the excessive use of fertilisers.

Plan or Programme	Objectives and targets
Ramsar Convention of Wetlands of International Importance (1971)	<p>The conservation and wise use of all wetlands through local, regional and national actions and international cooperation.</p> <p>There are no Ramsar sites of international importance in West Oxfordshire. The conservation of all wetlands is important to provide a habitat for waterfowl and also for biodiversity more generally.</p>
Urban Waste Water Treatment Directive (91/271/EEC)	Protect the environment from the adverse effects of urban waste water discharges.
Waste to Landfill Directive (99/31/EC)	Prevent or reduce as far as possible negative effects on the environment from the land filling of waste by introducing stringent technical requirements for waste and landfills.
Water Framework Directive (2000/60/EC)	<ul style="list-style-type: none"> ▪ Protection, improvement and sustainable use of water bodies. ▪ Management of water resource issues at catchment level. ▪ Prevent deterioration in water status. ▪ Restore surface waters to good ecological and chemical status by 2015; ▪ Reduce pollution from priority substances and phasing out certain priority hazardous substances. ▪ Achieving objectives for EU protected areas. ▪ Contributing to mitigating the effects of floods and droughts. ▪ Preventing and/or limiting pollution input into groundwater. ▪ Balancing abstraction and recharge. <p>The overarching objective is ensuring sustainable water use, including both surface and ground water resources. River Basin Management Plans' (RBMP) when developed will summarise the 'programme of measures' (i.e. actions) required in order to meet the objectives of the Water Framework Directive.</p>
Energy Performance of Buildings Directive (2002/91/EC)	<p>The principal objectives of the Directive are:</p> <ul style="list-style-type: none"> ▪ To promote the improvement of the energy performance of buildings within the EU through cost effective measures; ▪ To promote the convergence of building standards towards those of Member States which already have ambitious levels.

Plan or Programme	Objectives and targets
<p>EU Air Quality Framework Directive (Directive 96/62/EC) 1996</p> <p>Directive 99/30/EC (the first Air Quality Daughter Directive) sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>Directive 2000/69/EC (the second Air Quality Daughter Directive) sets ambient air limit values for benzene and carbon monoxide.</p> <p>Directive 2002/3/EC (the third Air Quality Daughter Directive) sets ambient air limit values for ozone.</p>	<p>Sets out an EU wide system for setting binding air quality objectives for specific pollutants to protect human health and the environment.</p> <p>The first Air Quality Daughter Directive sets ambient air limit values for nitrogen dioxide and oxides of nitrogen, sulphur dioxide, lead and particulate matter.</p> <p>The second Air Quality Daughter Directive sets ambient air limit values for benzene and carbon monoxide.</p> <ul style="list-style-type: none"> ▪ The third Air Quality Daughter Directive) sets ambient air limit values for ozone. ▪ Member States must put in place systems for assessing the quality of ambient air based upon common methods and criteria ▪ Member States must maintain ambient air quality where it is good and improve in other cases, by means of plans and programmes for action. <p>The daughter Directives set specific limit values for air quality.</p>
<p>Directive 2008/98/EC on waste (Waste Framework Directive)</p>	<p>Directive 2008/98/EC sets the basic concepts and definitions related to waste management, such as definitions of waste, recycling, recovery. It explains when waste ceases to be waste and becomes a secondary raw material (so called end-of-waste criteria), and how to distinguish between waste and by-products.</p> <p>The Directive lays down some basic waste management principles: it requires that waste be managed without endangering human health and harming the environment, and in particular without risk to water, air, soil, plants or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest.</p> <p>The Directive introduces the "polluter pays principle" and the "extended producer responsibility". It incorporates provisions on hazardous waste and waste oils (old Directives on hazardous waste and waste oils being repealed with the effect from 12 December 2010), and includes two new recycling and recovery targets to be achieved by 2020: 50% preparing for re-use and recycling of certain waste materials from households and other origins similar to households, and 70% preparing for re-use, recycling and other recovery of construction and demolition waste. The Directive requires that Member States adopt waste management plans and waste prevention programmes.</p>
<p>Europe 2020</p>	<p>Europe 2020 is the EU's growth strategy for the coming decade. The aims are for the EU to become a smart, sustainable and inclusive economy. These three mutually reinforcing priorities should help the EU and the Member States deliver high levels of employment, productivity and social cohesion.</p> <p>The Union has set five ambitious objectives - on employment, innovation, education, social inclusion and climate/energy - to be reached by 2020.</p>
<p>The European Employment Strategy 1997</p>	<ul style="list-style-type: none"> ▪ Strategies for job creation and quality, a better balance between the demands of work and personal life. ▪ The creation of National Action Plans

European Commission White Paper on the European Transport Policy 2001	<p>This paper describes what has been achieved so far both at the Union and the Member State levels and what should be done in the near future.</p> <p>The principal measures suggested in the White Paper include:</p> <ul style="list-style-type: none">▪ Revitalising the railways;▪ Improving quality in the road transport sector;▪ Striking a balance between growth in air;▪ Transport and the environment;▪ Turning inter-modality into reality;▪ Improving road safety;▪ Adopting a policy on effective charging for transport;▪ Recognising the rights and obligations of users;▪ Developing high-quality urban transport; and <p>Developing medium and long-term environmental objectives for a sustainable transport system.</p>
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National	
National Planning Policy Framework NPPF	<p>The national planning policy framework aims to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development. It provides a framework within which local people and authorities can produce local and neighbourhood plans.</p> <ul style="list-style-type: none"> - Housing and economic development requirements. - The provision of retail, leisure and other commercial development. - The provision of infrastructure for transport, minerals, waste, energy, telecoms, water supply and water quality. - The provision of health, security, community infrastructure and other local facilities; and - Climate change mitigation and adaptation, protection and enhancement of the natural and historic environment, including landscape, and where relevant coastal management. <p>The NPPF states that Local Plans should take account of climate change over the longer term, including factors such as flood risk. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards. Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change.</p> <p>The NPPF supports the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p> <p>To create a low carbon future, Authorities should:</p> <ul style="list-style-type: none"> ▪ plan for new development in locations and ways which reduce greenhouse gas emissions; ▪ actively support energy efficiency improvements to existing buildings; and ▪ when setting any local requirement for a building's sustainability, do so in a way consistent with the Government's zero carbon buildings policy and adopt nationally described standards. <p>Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.</p> <ul style="list-style-type: none"> ▪ the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

	<ul style="list-style-type: none"> ▪ the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; ▪ the desirability of new development making a positive contribution to local character and distinctiveness; and ▪ opportunities to draw on the contribution made by the historic environment to the character of a place. <p>The NPPF defines Open space as ‘all open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity.</p> <p>Planning policies should be based on robust and up- to- date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision are required.</p> <p>The planning system should contribute to and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> ▪ protecting and enhancing valued landscapes, geological conservation interests and soils; ▪ recognising the wider benefits of ecosystem services; ▪ minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government’s commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; ▪ preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by ▪ unacceptable levels of soil, air, water or noise pollution or land instability; and ▪ remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. <p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment. Plans should allocate land with the least environmental or amenity value, where consistent with other policies in this Framework.</p> <p>It sets out the core planning principles and policies for England and how they are expected to be applied. It provides guidance for LPAs and decision-takers, both in drawing up plans and making decisions about planning applications.</p> <p>In performing an environmental role planning should contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Local planning authorities should set out the strategic priorities for the area in the Local Plan which should deliver waste management.</p> <p>The framework seeks to streamline national planning policy into a consolidated set of priorities to consider when planning for and deciding on new development.</p>
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	<p>Housing</p> <p>Councils must be ambitious in delivering the much needed new homes that their communities need. Together with incentives for communities to accept growth, the Framework makes clear councils should ensure their Local Plan meets the full demand for market and affordable housing in their areas. The Framework maintains the expectation that councils should have a rolling five year supply of deliverable sites to meet their housing needs with additional allowance to create competition and choice in the land market.</p> <p>They should also bring back into use empty homes and buildings wherever possible.</p> <p>The Framework will remove the Whitehall target specifying the levels of housing development that should take place on previously developed land. It will put decision making power back into the hands of local people, rather than imposed upon by central directives.</p> <p>Town centres</p> <p>The Government is fully committed to supporting town centres and protecting the local high street. Town centres should be recognised by councils as being at the heart of communities. Local authorities should pursue policies that support the viability and vitality of town centres. The Framework maintains the ‘town centres first’ policy approach which means that retail and leisure development should look for locations in town centres first, and only if suitable sites are not available look for edge of centre and then out of centre sites.</p> <p>The national planning policy framework aims to reform the planning system to make it less complex and more accessible, and to promote sustainable growth. The NPPF streamlines existing Planning Policy Statements, Planning Policy Guidance Notes and circulars to form a single consolidated document which promotes sustainable development.</p> <p>Local Plans should set out strategic priorities to perform an economic role as part of achievable sustainable development by:</p> <ul style="list-style-type: none"> ▪ contributing to building a strong, responsive and competitive economy; ▪ ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and ▪ identifying and coordinating development requirements, including the provision of infrastructure. <p>The NPPF states that planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p> <p>Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. In preparing Local Plans, local planning authorities should therefore support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.</p> <p>Local authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development, including large scale facilities such as rail freight interchanges, roadside facilities for motorists or transport investment necessary to support strategies for the growth of ports, airports or other major generators of travel demand in their areas. The primary function of roadside facilities for motorists should be to support the safety and welfare of the road user.</p> <p>All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. Plans and decisions should take account of whether:</p>
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	<ul style="list-style-type: none"> ▪ the opportunities for sustainable transport modes have been taken up depending on the nature and location of the site, to reduce the need for major transport infrastructure; ▪ safe and suitable access to the site can be achieved for all people; and ▪ improvements can be undertaken within the transport network that cost effectively limits the significant impacts of the development. Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.
National Planning Practice Guidance	Published in 2014 and regularly updated, the Plannig Practice Guidance provides further information and clarification in relation to the application of the NPPF
Rural White Paper (Our Countryside: The Future – A Fair Deal for Rural England) 2000	<p>Sets out the Government’s vision for rural areas. The White Paper’s aim is to sustain and enhance the countryside.</p> <ul style="list-style-type: none"> ▪ A living countryside ▪ A working countryside ▪ A protected countryside ▪ A vibrant countryside
Rural Development Programme for England	<p>Provides money for projects to improve agriculture, the environment and rural life. Funding goes to schemes to</p> <ul style="list-style-type: none"> ▪ Improve rural life and business, ▪ Promote environmentally friendly ways of managing land ▪ Sustain existing and create new areas of woodlands. <p>Funding is available to a wide range of different sectors including agriculture, forestry, rural businesses and communities.</p> <p>DEFRA sets priorities for the delivery of socio-economic elements of the plan aligning RDPE resources with the priorities of the Rural Growth Review 2011.</p> <p>The programme is delivered nationally by the DEFRA RDPE delivery team who also take responsibility for the community led Leader approach, Natural England, The Forestry Commission and Local Action Groups.</p>
Safeguarding our Soils- A strategy for England	<p>By 2030, all England’s soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England’s soils and safeguard their ability to provide essential services for future generations.</p> <p>Our vision will mean that:</p> <ul style="list-style-type: none"> ▪ agricultural soils will be better managed and threats to them will be addressed; ▪ soils will play a greater role in the fight against climate change and in helping us to manage its impacts; ▪ soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and ▪ pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.

<p>Urban White Paper (Our Towns and Cities, The Future: Delivering an Urban Renaissance) 1999</p>	<p>Sets out the Governments vision for towns, cities and suburbs which offer a high quality of life and opportunity for all.</p> <ul style="list-style-type: none"> ▪ People shaping the future of their community. ▪ Strong and representative local democracy. ▪ People living in attractive, well kept towns and cities which use space and buildings well. ▪ Promoting environmental sustainability through good design and planning which makes urban living practical and pleasant. ▪ Towns and cities that create and share prosperity. ▪ Good quality services that meet the needs of people and businesses wherever they are.
<p>Natural Environment White Paper: The Natural Choice: securing the value of nature (2011)</p>	<p>The White Paper intends to rethink our relationship with nature and the way we value the benefits we get from it.</p> <p>The white paper will focus on climate change, the green economy and demographic change.</p> <p>The white paper will mainstream the value of nature across our society by:</p> <ul style="list-style-type: none"> ▪ facilitating greater local action to protect and improve nature; ▪ creating a green economy, in which economic growth and the health of our natural resources sustain each other, and markets, business and Government better reflect the value of nature; ▪ strengthening the connections between people and nature to the benefit of both; and ▪ showing leadership in the EU and internationally to protect and enhance natural assets globally.
<p>Securing the Future: Delivering UK Sustainable Development Strategy, 2005</p>	<p>This document replaces 'A Better Quality of Life: A Strategy for Sustainable Development in the UK', published in 1999. It is a strategy for sustainable development, building on the 1999 publication.</p> <ul style="list-style-type: none"> ▪ Encouraging Sustainable Consumption and Production ▪ Contributing to Reducing Climate Change and Energy Consumption ▪ Natural Resource Protection and Environmental Enhancement ▪ Developing Sustainable Communities

<p>Groundwater Protection: Policy and Practice, Environment Agency 2006</p>	<p>The Environment Agency's core groundwater policy is: To protect and manage groundwater resources for present and future generations in ways that are appropriate for the risks that we identify.</p> <ul style="list-style-type: none"> ▪ To provide a framework for our statutory role – to ensure we use our powers in a consistent and transparent manner. ▪ To encourage co-operation between ourselves and other bodies with statutory responsibilities for the protection of groundwater. These include national and local government, water companies, Natural England and the Countryside Council for Wales. ▪ To promote our policies, so that land-users and potential developers may anticipate how we are likely to respond to a proposal or activity. ▪ To influence the decisions of other organisations on issues we are concerned about but which we do not regulate. ▪ To ensure that groundwater protection and management are consistent with our Vision for the environment and a sustainable future. ▪ To provide vital information and background on groundwater protection in England and Wales.
<p>Flood and Water Management Act 2010</p>	<ul style="list-style-type: none"> ▪ The Flood and Water Management Act provides for better, more comprehensive management of flood risk for people, homes and businesses, helps safeguard community groups from unaffordable rises in surface water drainage charges and protects water supplies to the consumer. The Act implements Sir Michael Pitt's recommendations requiring urgent legislation, following his review of the 2007 floods. ▪ To give the Environment Agency an overview of all flood and coastal erosion risk management and unitary and county councils the lead in managing the risk of all local floods. ▪ To introduce an improved risk based approach to reservoir safety. ▪ To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments.
<p>Water for people and the environment: Water Resources Strategy for England and Wales 2009</p>	<p>The strategy sets out how we believe water resources should be managed over the coming decades so that water can be abstracted and used sustainably. Implementing the strategy will help to ensure there will be enough water for people and the environment now and in the future.</p> <p>The strategies include a series of actions that we believe need to be taken to deliver a secure water supply and safeguard the environment. These include actions that will:</p> <ul style="list-style-type: none"> ▪ support housing and associated development where the environment can cope with the additional demands placed on it ▪ allow a targeted approach where stress on water resources is greatest ▪ ensure water is used efficiently in homes and buildings, and by industry and agriculture ▪ provide greater incentives for water companies and individuals to manage demand ▪ share existing water resources more effectively ▪ further reduce leakage ▪ ensure that reliable options for resource development are considered allocate water resources more effectively in the future.

<p>Future Water – The Government’s water strategy for England 2008</p>	<p>Future Water sets out how Defra want the water sector to look by 2030, and some of the steps we will need to take to get there. It is a vision where rivers, canals, lakes and seas have improved for people and wildlife, with benefits for angling, boating and other recreational activities, and where Defra continue to provide excellent quality drinking water.</p> <p>The national strategic vision for managing water resources in England up until 2030 includes the following measures:</p> <ul style="list-style-type: none"> ▪ Reduced per capita consumption of water to an average of 130 litres per person per day or potentially 120 litres per person a day; ▪ Amend building regulations to include a minimum standard of water efficiency in new homes; and, ▪ In areas of severe water stress it is believed that near universal metering will be needed.
<p>Water Act 2003</p>	<p>An Act of Parliament which amends the Water Resources Act 1991 to improve long-term water resource management.</p> <p>The four broad aims of the Act are:</p> <ul style="list-style-type: none"> ▪ the sustainable use of water resources; ▪ strengthening the voice of consumers; ▪ a measured increase in competition; and ▪ the promotion of water conservation. <p>There is a requirement on local planning authorities to take steps to encourage water conservation where appropriate.</p>
<p>Creating a Better Place 2014-2016 Environment Agency Corporate Plan</p>	<p>The Corporate Plan sets out the Environment Agency’s priorities in relation to coastal and flood risk management, water, land and biodiversity and regulated business. The aims of the plan are aligned with the plans and priorities of other government departments including Natural England and is based on the following priority areas.</p> <ul style="list-style-type: none"> ▪ A changing climate ▪ Increasing the resilience of people, property and businesses to the risks of flooding and coastal erosion ▪ Protecting and improving water, land and biodiversity ▪ Improving the way they work as a regulator to protect people and the environment and support sustainable growth. ▪ Working together and with others to create better places. ▪ Ensuring they are fit for the future <p>The plan sets out a series of aims, targets and key performance measures in relation to each of the priority areas.</p>
<p>Energy Act 2011</p>	<p>The Act provides for a step change in the provision of energy efficiency measures to homes and businesses, and makes improvements to the framework to enable and secure low-carbon energy supplies and fair competition in the energy markets.</p> <p>The Act has three principal objectives: tackling barriers to investment in energy efficiency; enhancing energy security; and enabling investment in low carbon energy supplies.</p>

<p>Climate Change Act 2008</p>	<p>The Climate Change Act 2008 makes the UK the first country in the world to have a legally binding long-term framework to cut carbon emissions. It creates a framework for building the UK's ability to adapt to climate change.</p> <p>It creates a new approach to managing and responding to climate change in the UK, by:</p> <ul style="list-style-type: none"> ▪ Setting ambitious, legally binding targets ▪ Taking powers to help meet those targets ▪ Strengthening the institutional framework ▪ Enhancing the UK's ability to adapt to the impact of climate change ▪ Establishing clear and regular accountability to the UK Parliament and to the devolved legislatures. <p>The key provision of the act is a legally binding target of at least an 80% cut in greenhouse gas emissions by 2050, to be achieved through action in the UK and abroad. Also a reduction of emissions of at least 34% by 2020. The targets are against a 1990 baseline.</p>
<p>Meeting the Energy Challenge: Energy White Paper (2007)</p>	<p>Sets out the Government's international and domestic energy strategy to respond to changing circumstances, address the long-term energy challenges, it also sets out how to implement the measures in the Energy Review Report in 2006.</p> <p>The key elements of the Government's strategy are:</p> <ul style="list-style-type: none"> ▪ Establish an international framework to tackle climate change ▪ Provide legally binding targets for the whole UK economy, progressively reducing emissions ▪ Make further progress in achieving fully competitive and transparent international markets ▪ Encourage more energy saving through better information, incentives and regulation ▪ Provide more support for low carbon technologies
<p>SEA and Climate Change: Guidance For Practitioners, Natural England, Environmental Agency et al, 2007</p>	<p>Suggests how climate change issues can be considered in SEA in England and Wales. It presents information on the causes and impacts of climate change and potential adaptation and mitigation measures.</p> <p>No targets, objectives or indicators. This document provides practical guidance for undertaking SEA.</p>
<p>Zero carbon homes: Impact assessment</p>	<p>From 2016, developers will be required to deal with all emissions from new build homes that fall under the scope of building regulations. A specified portion of this will have to be dealt with on-site through energy efficiency measures such as insulation and onsite renewables such as solar panels. The remaining emissions can be dealt with through offsite measures, the mechanism for which has yet to be decided.</p> <p>To ensure that from 2016 new homes do not add additional carbon to the atmosphere but contribute to the UK meeting its climate change targets. This will be achieved by improving the fabric energy efficiency of new homes and through driving increased use of low and zero carbon technologies.</p>

<p>Planning and Energy Act 2008</p>	<p>An Act to enable local planning authorities to set requirements for energy use and energy efficiency in local plans.</p> <p>A local planning authority in England may in their development plan documents, and a local planning authority in Wales may in their local development plan, include policies imposing reasonable requirements for—</p> <p>(a) a proportion of energy used in development in their area to be energy from renewable sources in the locality of the development;</p> <p>(b) a proportion of energy used in development in their area to be low carbon energy from sources in the locality of the development;</p> <p>(c) development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations</p>
<p>Climate Change: The UK Programme 2006</p>	<p>The UK's programme is a significant contribution to the global response to climate change. It sets out a strategic, far reaching package of policies and measures across all sectors of the economy, to achieve the targets set.</p> <p>Cutting UK Carbon Dioxide emissions by 60% by 2050.</p> <p>Indicator: amount of energy generated from renewable sources</p> <p>Indicator: number of new dwellings achieving level 6 Code for Sustainable Homes (carbon neutral status).</p>
<p>Code for Sustainable Homes (Department for Communities and Local Government, 2006)</p>	<p>The Code is an environmental assessment method for new homes based upon BRE's <u>Ecohomes</u> and contains mandatory performance levels in 6 key areas.</p> <ul style="list-style-type: none"> ▪ Energy efficiency /CO₂ ▪ Water efficiency ▪ Surface water management ▪ Site Waste Management ▪ Household Waste Management ▪ Use of Materials <p>The aim is to protect the environment by providing guidance on the construction of high performance homes built with sustainability in mind.</p>
<p>DCMS The Historic Environment a Force for Our Future December 2001</p>	<p>The Government looks to a future in which:</p> <ul style="list-style-type: none"> ▪ public interest in the historic environment is matched by firm leadership, effective partnerships, and the development of a sound knowledge base from which to develop policies; ▪ the full potential of the historic environment as a learning resource is realised; ▪ the historic environment is accessible to everybody and is seen as something with which the whole of society can identify and engage; ▪ the historic environment is protected and sustained for the benefit of our own and future generations; ▪ the historic environment's importance as an economic asset is skilfully harnessed.

<p>The Government's Statement on the Historic Environment for England</p>	<p>The Government Statement presents a vision for realising the potential of the historic environment and recognising the contribution that it makes to our collective aims.</p> <p>Its vision is "that the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation". The Statement sets out the value of heritage for all of these aspects and the role of Government and of its partners in recognising this. It presents six broad strategic aims for the future: strategic leadership, a protective framework, local capacity, public involvement, direct ownership and a sustainable future.</p>
<p>The National Heritage Protection Plan (NHPP) 2011 - 2015</p>	<p>This Plan is principally but not exclusively focused on how EH will deploy its own resources and those it provides to others in order to deliver projects in the Plan. EH will ensure that its delivery centres on those activities that only it can do, or can do more efficiently and effectively than others. However, the intention is that annual reviews of the Plan will provide a framework that will:</p> <ul style="list-style-type: none"> ▪ encourage greater collaborative working between partner organisations; ▪ capture the priorities and aspirations of the wider community; ▪ help deliver those aspirations, within the resources available; <p>become in time a comprehensive overview of planned work.</p> <p>The Plan is divided into four main stages: Foresight, Threat, Understanding, and Responses. It is supported by a range of wider strategic functions and activities carried out by English Heritage and the sector.</p> <p>The heart of delivery of the NHPP is the Action Plan. It arranges the flow of foresight; assessing and responding to threat; understanding what is threatened; and delivering appropriate protection and/or management responses into eight separate Measures:</p> <ol style="list-style-type: none"> 1. Foresight 2. Strategic Threat: Assessment and Response 3. Understanding: Recognition/Identification of the Resource 4. Understanding: Assessment of Character and Significance 5. Responses: Protecting Significance 6. Responses: Managing Change 7. Responses: Protecting and Managing English Heritage Historic Properties 8. Responses: Grant-aid for Protection

<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p>	<p>An Act to consolidate certain enactments relating to special controls in respect of buildings and areas of special architectural or historic interest with amendments to give effect to recommendations of the Law Commission.</p> <p>This act places a statutory duty on local planning authorities in the exercise of their planning functions to pay special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Sections 16 and 66) and to preserve or enhance the character or appearance of conservation areas (Section 72). It also gives statutory powers to local authorities to prevent deterioration and damage to listed buildings (Sections 47-56) and to offer grants for repair and maintenance (Section 57-58) and enforcement powers against damage to listed buildings (Section 59) and unauthorized works to listed buildings (Section 9).</p>
<p>Ancient Monuments and Archaeological Areas Act 1979</p>	<p>An Act to consolidate and amend the law relating to ancient monuments; to make provision for the investigation, preservation and recording of matters of archaeological or historical interest and (in connection therewith) for the regulation of operations or activities affecting such matters; to provide for the recovery of grants under section 10 of the Town and Country Planning (Amendment) Act 1972 or under section 4 of the Historic Buildings and Ancient Monuments Act 1953 in certain circumstances; and to provide for grants by the Secretary of State to the Architectural Heritage Fund.</p> <p><u>Part I concerns the protection of Ancient Monuments.</u></p> <p><u>Part II concerns the designation of areas of archaeological importance.</u></p>
<p>PPS 5 Planning for the Historic Environment - Historic Environment Planning Practice Guide (2011)</p>	<p>The NPPF supersedes Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy on the management of change to the Historic Environment in England. The PPS5 Practice Guide remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy. The references to PPS5 policies in this document are now redundant, but the policies in the NPPF are similar and the intent is the same.</p> <p>No targets, Indicators or Objectives. Provides interpretation of policy.</p>
<p>The Conservation of Habitats and Species Regulations 2010 (as amended)</p>	<p>These Regulations consolidate the Conservation (Natural Habitats, &c.) Regulations 1994(1) ("the 1994 Regulations"). They also implement aspects of the Marine and Coastal Access Act 2009(2) ("the Marine Act").</p> <p>These Regulations transpose Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora ("the Habitats Directive").</p> <p>Part 6 – Assessment of plans and projects Regulations 60 to 67 require the effect on a European site to be considered before the granting of consents or authorisations of a kind specified in regulations 68 to 101, including the grant of planning permission, consents under the Electricity Act 1989, authorisations under the Pipe-lines Act 1962, orders under the Transport and Works Act 1992, environmental permits, abstraction licences and marine works. Regulation 61 provides that a competent authority may not authorise a plan or project that may adversely affect the integrity of a European site, subject to the exceptions set out in regulation 62 (considerations of overriding public interest). Chapter 8 of Part 6 sets out similar requirements in relation to land-use plans and national policy statements.</p>
<p>Wildlife and Countryside Act 1981 (as amended)</p>	<p>The act implements the Convention on the Conservation of European Wildlife and Natural Habitats (the 'Bern Convention') and the European Union Directives on the Conservation of Wild Birds and Natural Habitats. The Act is concerned with the protection of wildlife and their habitat (countryside, national parks and designated protected areas).</p> <p>Addresses the problem of species protection and habitat loss by setting out the protection that is afforded to wild animals and plants in Britain.</p> <p>Indicators: species monitoring</p>

<p>Natural Environment and Rural Communities Act 2006</p>	<p>An Act that makes provision about: bodies concerned with the natural environment and rural communities; wildlife, sites of special scientific interest, National Parks and the Broads; Inland Waterways Amenity Advisory Council. Also amends the law relating to rights of way; includes administrative arrangements in connection with functions relating to the environment and rural affairs.</p> <p>Outlines Natural England's purpose as including:</p> <p>(a) promoting nature conservation and protecting biodiversity,</p> <p>(b) conserving and enhancing the landscape,</p> <p>(c) securing the provision and improvement of facilities for the study, understanding and enjoyment of the natural environment,</p> <p>(d) promoting access to the countryside and open spaces and encouraging open-air recreation, and</p> <p>(e) contributing in other ways to social and economic well-being through management of the natural environment.</p>
<p>Countryside and Rights of Way Act 2000 (CRoW) 2000</p>	<p>CROW extends the public's ability to enjoy the countryside whilst also providing safeguards for landowners and occupiers. It creates a new statutory right of access to open country and registered common land, modernise the rights of way system, give greater protection to Sites of Special Scientific Interest (SSSIs), provide better management arrangements for Areas of Outstanding Natural Beauty (AONBs), and strengthen wildlife enforcement legislation.</p> <p>Emphasises the public's right of access to open country and common land, and gives additional protection to Sites of Special Scientific Interest (SSSI). The Act imposes a duty on public bodies, including WCC to have regard to the conservation and enhancement of the AONBs in the County.</p> <p>Indicators: area of land with open access increase/decrease in footpaths, bridleways, RUPPs.</p>
<p>Working with the Grain of Nature – A Biodiversity Strategy for England 2002</p>	<p>Seeks to ensure biodiversity considerations become embedded in all main sectors of public policy and sets out a programme for the next five years to make the changes necessary to conserve, enhance and work with the grain of nature and ecosystems.</p> <ul style="list-style-type: none"> ▪ Work with nature and ecosystems rather than against ▪ Encourage community engagement with biodiversity and conservation ▪ Develop and achieve BAP targets
<p>UK Biodiversity Action Plan 1994 & Securing biodiversity: a new framework for delivering priority habitats and species in England</p>	<p>The UK BAP is the UK Government's response to the Convention on Biological Diversity signed in 1992.</p> <p>Securing biodiversity is a framework which has been developed to enhance the recovery of priority habitats and species in England (published under section 41 of the Natural Environment and Rural Communities (NERC) Act 2006), thereby contributing to the delivery of the England Biodiversity Strategy.</p> <p>The key targets and indicators are picked up through the Local Biodiversity Action Plan</p>

<p>Biodiversity 2020: A strategy for England's wildlife and ecosystem services</p>	<p>New biodiversity strategy for England which builds on the Natural Environment White Paper and provides a comprehensive picture of how the UK is implementing its international and EU commitments. It sets out the strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea.</p> <p>The mission for this strategy, for the next decade, is:</p> <p>to halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people.</p>
<p>Planning for Biodiversity and Geological conservation: A Guide to Good Practice 2006</p>	<p>The NPPF supersedes Planning Policy Statement 9: Planning for the Historic Environment (PPS9) as Government Policy on the management of change to the Historic Environment in England. The PPS9 Practice Guide remains a valid and Government endorsed document pending the results of a review of guidance supporting national planning policy.</p> <p>No targets, Indicators or Objectives. Provides interpretation of policy.</p>
<p>Environment Act Part IV- LAQM 1995</p>	<p>Requires local authorities to review and assess the current and likely future, air quality in their areas.</p> <p>Where an Local Authority considers that one or more of the air quality objectives, as prescribed in regulations, is unlikely to be met by the required date, it must declare an air quality management area (AQMA), covering the area where the problem is expected. It must then draw up an action plan setting out the measures it intends to take in pursuit of the air quality objectives in the area.</p>
<p>Waste Strategy For England, 2007</p>	<p>The Waste Strategy for England, together with the NPPF, implements the EC Waste Directive. The strategy's key message is that we are consuming resources at unsustainable levels and that this needs to be addressed by a variety of means such as reduction, reuse and recycling.</p> <ul style="list-style-type: none"> ▪ Decouple waste growth from economic growth. Emphasise prevention and re-use ▪ Meet and exceed the Landfill Directive diversion targets for biodegradable municipal waste ▪ Increase diversion from landfill of non-municipal waste ▪ Secure the investment in infrastructure needed to divert waste from landfill and for the management of hazardous waste ▪ Get the most environmental benefit from that investment, through increased recycling of resources and recovery of energy from residual waste.
<p>Government Review of Waste Policy in England 2011</p>	<p>The review of waste policy in England (2011) set out 13 commitments that will set us on the path towards a zero waste economy. It prioritises efforts to manage waste in line with the waste hierarchy and reduce the carbon impact of waste.</p> <p>In performing an environmental role planning should contributed to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.</p> <p>Local planning authorities should set out the strategic priorities for the area in the Local Plan which should deliver waste management.</p>

<p>The Localism Act (2011)</p>	<p>The Act aims to shift power from central government back into the hands of individuals, communities and councils. It aims for a radical shift in the balance of power and to decentralise power as far as possible to individuals, neighbourhoods, professionals and communities as well as local councils and other local institutions.</p> <p>The Localism Act includes five key measures that underpin the Government's approach to decentralisation.</p> <ul style="list-style-type: none"> ▪ Community rights ▪ Neighbourhood planning ▪ Housing ▪ General power of competence <p>Empowering cities and other local areas</p>
<p>Welfare Reform Act (2012)</p>	<p>The Act introduces a wide range of reforms that aim to deliver the commitment made in the Coalition Agreement and the Queens Speech to make the benefits and tax credits systems fairer and simpler by:</p> <ul style="list-style-type: none"> ▪ creating the right incentives to get more people into work by ensuring work always pays; ▪ protecting the most vulnerable in our society; and ▪ delivering fairness to those claiming benefit and to the taxpayer. <p>The Bill provides for the introduction of a 'Universal Credit' to replace a range of existing means-tested benefits and tax credits for people of working age, starting from 2013. Other areas include:</p> <ul style="list-style-type: none"> ▪ introduces Personal Independence Payments to replace the current Disability Living Allowance ▪ restricts Housing Benefit entitlement for social housing tenants whose accommodation is larger than they need ▪ up-rates Local Housing Allowance rates by the Consumer Price Index ▪ amends the forthcoming statutory child maintenance scheme ▪ limits the payment of contributory Employment and Support Allowance to a 12-month period caps the total amount of benefit that can be claimed.
<p>Our Shared Future, 2007 (Commission On Integration and Cohesion)</p>	<p>Our Shared Future sets out our practical proposals for building integration and cohesion at a local level.</p> <ul style="list-style-type: none"> ▪ Sense of shared futures ▪ Emphasis on a new model of rights and responsibilities ▪ New emphasis on mutual respect and civility ▪ Deliver a visible social justice
<p>Community Infrastructure Levy (2010)</p>	<p>Provides system to fund new local infrastructure through new development. CIL is a charge that will be payable by developers when they begin construction of new developments</p> <p>Confirms the funding method for delivery of major aspects of the infrastructure requirements for development.</p>

<p>Planning for Travellers 2012</p>	<p>The document sets out the proposed new, single Planning Policy for traveller sites.</p> <p>The new policy aims to:</p> <ul style="list-style-type: none"> ▪ enable local planning authorities to make their own assessment to set their own pitch/plot targets ▪ encourage local planning authorities to plan for sites over a reasonable timescale ▪ protect Green Belt from development ▪ reduce tensions between settled and traveller communities in the planning system ▪ remove repetition of national planning policy that is set out elsewhere ▪ remove unjustified differences in policy in the two circulars, and between the two circulars and other policy statements ▪ remove unnecessary guidance and context so that planning policy documents contain only policy ▪ ensure that local planning authorities, working together, have fair and effective strategies to meet need through the identification of land for sites ▪ promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites ▪ reduce the number of unauthorised developments and encampments and make enforcement more effective if local planning authorities have had regard to this policy ▪ ensure that the development plan includes fair, realistic and inclusive policies increase the number of traveller sites, in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply ▪ reduce tensions between settled and traveller communities in plan making and planning decisions ▪ enable provision of suitable accommodation from which travellers can access education, health, and welfare and employment infrastructure.
<p>Lifetime Homes, Lifetime Neighbourhoods - A National Strategy for Housing in an Ageing Society 2008</p>	<p>This strategy sets out the Governments' response to the global challenge of ageing. It also outlines plans for making sure that there is enough appropriate housing available in future to relieve the forecasted unsustainable pressures on homes, health and social care services.</p> <p>The vision is to prepare communities for the multiple changes that they will face; to 'future proof' society so that it does not alienate or exclude; and to allow everybody, regardless of age, to participate and enjoy their home and their environment for as long as possible. To succeed in providing appropriate housing and effective care to all in a more targeted manner, there must be a coherent, joined-up, plan – that is why we need a National Strategy for Housing in an Ageing Society.</p>
<p>Local Growth White Paper (2010)</p>	<p>Sets out the Government's proposals for rebalancing the economy.</p> <p>Planning is seen as one of the main "barriers" to growth. The key proposals include provisions now set out in and Localism Act as well as proposed changes to the development management regulations and NPPF.</p> <p>Proposals include: decentralising growth and decision-making to the local level, improving efficiency in the supply of land, providing incentives for places that support growth, and tackling the "barriers" to growth.</p>

<p>Government Tourism Policy 2011</p>	<p>Tourism is recognised as a vital sector in the UK economy, contributing £1.5bn to GDP and providing 1.36 million jobs, or 4.4% of all employment.</p> <p>The tourism industry has potential to become one of the fastest growing sectors in the UK economy, generating high levels of wealth and job creation. The Government has several goals to help the tourism sector achieve its potential</p> <ul style="list-style-type: none"> ▪ Creating a sustained tourism legacy from the London 2012 Olympics ▪ £100m marketing campaign to attract more visitors to the UK. ▪ Increase the proportion of UK residents spending holidays within the UK ▪ Make the UK one of the top 5 most efficient and competitive visitor economies in the World <p>In order to achieve these goals, the government aims to create strong, new and independent tourism bodies to address structural problems in the tourism industry.</p>
<p>The Equality Act 2010</p>	<p>The act replaced previous anti-discrimination laws with a single act to make the law simpler and to remove inconsistencies. The act also strengthened protection in some situations.</p> <p>The Equality Act sets out the different ways in which it is unlawful to treat someone, such as direct and indirect discrimination, harassment, victimisation and failing to make a reasonable adjustment for a disabled person.</p> <p>The act prohibits unfair treatment in the workplace, when providing goods, facilities and services, when exercising public functions, in the disposal and management of premises, in education and by associations (such as private clubs).</p> <p>The act covers nine protected characteristics, which cannot be used as a reason to treat people unfairly. Every person has one or more of the protected characteristics, so the act protects everyone against unfair treatment. The protected characteristics are:</p> <ul style="list-style-type: none"> ▪ age ▪ disability ▪ gender reassignment ▪ marriage and civil partnership ▪ pregnancy and maternity ▪ race ▪ religion or belief ▪ sex ▪ sexual orientation
<p>Healthy lives, healthy people: our strategy for public health in England</p>	<p>This White Paper sets out the Government's long-term vision for the future of public health in England. The aim is to create a 'wellness' service (Public Health England) and to strengthen both national and local leadership.</p> <p>The goal is a public health service that achieves excellent results, unleashing innovation and liberating professional leadership. This White Paper builds on Equity and Excellence: Liberating the NHS to set out the overall principles and framework for making this happen.</p>
<p>Diversity and Equality in Planning – A good practice guide 2005</p>	<p>The Government is committed to changing the culture of planning to make it more responsive, positive and pro-active. Diversity and equality are at the very heart of this new agenda, helping define sustainable and inclusive communities. Community involvement is one of the key themes underpinning the Government's planning reforms. The Guide illustrates an inclusive approach to community consultation.</p> <p>The aim of this Guide is to help local planning authorities address diversity and equality issues in their policies and procedures.</p>

<p>Towards a Sustainable Transport System: Supporting Economic Growth in a Low Carbon World (DfT 2007) and Delivering a Sustainable Transport System (DfT 2008)</p>	<p>TaSTS sets a new approach to strategic transport planning for the period beyond 2014 that would implement the recommendations of the Eddington transport study and reflect the Stern Review of the economics of climate change. Delivering a Sustainable Transport System' follows on from TaSTS.</p> <ul style="list-style-type: none"> ▪ Ensure local transport Objectives: ▪ Deliver quantified reductions in greenhouse gas emissions within cities and regional networks, taking account of cross-network policy measures. ▪ networks are resistant and adaptable to shocks and impacts such as adverse weather, accidents, terrorist attacks and impacts of climate change. ▪ Enhance social inclusion and the regeneration of deprived or remote areas by enabling disadvantaged people to connect with employment opportunities, key local services, social networks and goods through improving accessibility, availability, affordability and acceptability. ▪ Reduce the risk of death, security or injury due to transport accidents. ▪ Reduce social and economic costs of transport to public health, including air quality impacts. ▪ Improve the health of individuals by encouraging and enabling more physically active travel. ▪ Manage transport-related noise in a way that is consistent with the emerging national noise strategy and other wider Government goals ▪ Minimise the impacts of transport on the natural environment, heritage and landscape and seek solutions that deliver long-term environmental benefits.
<p>Creating growth, cutting carbon: Making local sustainable transport happen.</p> <p>DfT Local sustainable transport white paper, 2011</p>	<p>Sets out the government's vision for a sustainable local transport system that supports the economy and reduces carbon emissions placing localism at the heart of the transport agenda and empowering local authorities to tackle issues in their areas.</p> <p>Underlines the government's support to local authorities through the Local Sustainable transport Fund.</p> <p>Emphasis is on the formation of Local Enterprise Partnerships to bring together business and civic leaders to set the strategy and to make local decisions.</p> <p>Simplifies local transport funding by reducing the number of funding streams that are available for major schemes, highways maintenance, integrated transport and local sustainable transport.</p>

<p>National Infrastructure Plan, 2013</p>	<p>Sets out the Government's Strategic approach to local economic growth and how this helps to better deliver infrastructure. It also illustrates the innovative solutions and help with finance that will enable local areas to develop the infrastructure areas need and to solve local problems inhibiting growth. The establishment of Local Enterprise Partnerships (LEPs) is key to ensuring that sustainable economic growth is at the forefront of local priorities.</p> <p>Sets out the Government's top 40 priority investments as well as making funding available for local areas through the Regional Growth Fund and Growing Places Fund. Priority investment is based on a series of criteria;</p> <ul style="list-style-type: none"> ▪ strategic importance (SI): project delivers a significant contribution towards a wider strategic objective or government target capital value (CV): ▪ project is of significant size / capital value within a wider investment programme regional priority (RP): ▪ project of either high strategic importance or capital value in a particular region demonstrator (D): ▪ project is being delivered in a novel or innovative way where the lessons learned can be applied across a wider programme of investment unlocking investment (UI): ▪ Project that enables or unlock significant additional private sector investment and/or development
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Regional	
<p>Oxfordshire Skills Needs Analysis</p> <p>Statement of Priorities March 2012</p> <p>On behalf of the Oxfordshire Skills Board</p>	<p>PRIORITY 1: Find ways to develop “Employability Skills” in young people, and people of working age with or without jobs.</p> <p>PRIORITY 2: Find ways to increase the uptake and availability of training in Technical Engineering and Manufacturing.</p>
<p>Oxfordshire Strategic Housing Market Assessment 2014</p>	<p>The SHMA provides a full objective assessment of the full need for market and affordable housing in the housing market area (Oxfordshire), setting out a target range for housing in west Oxfordshire from 541-661 dwellings per annum from 2011-2031.</p> <p>The SHMA does not determine the housing target for the District on its own but is a key piece of evidence to be taken into account in the plan making process.</p>
<p>Oxfordshire Strategic Economic Plan, 2014</p> <p>Driving Growth through innovation</p>	<p>Sets out the economic strategy for Oxfordshire in a bid to attract funding made available through the National Infrastructure Plan.</p> <p>The plan identifies and prioritises key themes which will shape the future of the County and drive economic growth and create conditions necessary to underpin long term economic success. It sets out priorities to 2030 and provides a framework to guide activity, investment and collective resources on areas of greatest economic impact which will permeate economic growth across the whole of the county.</p> <p>By 2030, Oxfordshire will be recognised as a vibrant, sustainable, inclusive, world leading economy, driven by innovation, enterprise and research excellence.</p> <p>The plan sets out to</p> <ul style="list-style-type: none"> ▪ Grow Oxfordshire’s world-class technology clusters leading to a gross value added uplift of c£6.6 billion at constant prices ▪ Create 85,600 new jobs by 2031 (a 1% increase per annum) compared to 0.8% per annum achieved between 2001 and 2011 ▪ Fulfil our potential as an internationally renowned business, academic and research centre to attract a minimum of 30 new high value international investments per year ▪ Enable a step change in the delivery of sufficient and sustainable quality housing that is affordable yet attractive to the market, makes innovative use of blue and green infrastructure to enhance our built and natural capital and deliver multiple benefits to our communities ▪ A minimum of c£2.5 billion private sector investment ▪ Between 93,560 to 106,560 new homes by 2031 ▪ c£65 million investment to support Superfast (25mb/s+) and Ultrafast (100mb/s+) broadband speeds across the county that support innovative knowledge rich businesses and communities ▪ c£815 million of highways infrastructure improvements ▪ Over £500 million rail investment to unlock growth ▪ Increase the amount of Skills Funding Agency funding that supports our STEM sectors by 15% to better reflect our economic profile ▪ Increase the proportion of the working age population qualified to level 2 and above to 90% ▪ Commitment to raising schools’ attainment to support access to apprenticeships and training ▪ An additional 1,150 apprenticeships for young people in our priority and growth sectors Grow Oxfordshire’s Green Economy and Natural Capital through the development of a Strategic Environmental Economic Plan

<p>Cotswolds AONB Management Plan 2013-2018</p>	<p>Sets out a 20 year vision for the Cotswolds AONB;</p> <p>A landscape;</p> <ul style="list-style-type: none"> ▪ Which retains its remarkable visual unity and scenic diversity ▪ Is richer in nature, and where the historic heritage is conserved, ▪ Is home to vibrant communities supported by a sustainable local economy ▪ Provides a warm welcome and high-quality experience for everyone seeing inspiration, tranquillity and to be active outdoors; and ▪ Is adapting successfully to a changing climate and economic conditions. <p>Plan sets out a series of objectives for conserving and enhancing the natural beauty of the AONB, increasing the understanding and enjoyment of the special qualities of the area, and fostering economic and social well being.</p>
<p>Cotswolds AONB Landscape Character Assessment</p>	<ul style="list-style-type: none"> ▪ Provides a detailed review of the Cotswolds AONB Landscape to guide the management of the landscape.
<p>Oxfordshire Joint Strategic Needs Assessment (JSNA)</p>	<p>Brings together vast range of health and healthcare related data including public health, primary care, social care and hospital services. The information underpins strategic planning and priority setting across Oxfordshire.</p> <p>Analysis of the data shows that health and well being overall in Oxfordshire is generally quite stable. A series of priorities have been identified by analysing trends over time and include;</p> <ul style="list-style-type: none"> ▪ More people are living into old age but there are significant differences in life expectancy between particular areas, related to relative disadvantage. ▪ The population is ageing, with the number of people aged over 85 set to double over the next 15 years. This is more apparent in rural areas. The number of informal carers needing support is also rising. ▪ There has been an increase in the percentage of people with a diagnosis of dementia. ▪ School attainment is increasing overall, but some groups of young people still have poor outcomes. These inequalities are related to relative disadvantage. ▪ There is persistent childhood obesity which(although lower than national levels) mirrors upward trends in adult obesity also. ▪ Several diseases that are considered preventable by adopting healthy lifestyles are a cause s of the for concern in some part county. ▪ Immunisation rates have been good but there are signs that coverage is slipping

<p>Oxfordshire Health and wellbeing Strategy 2012-2016</p>	<p>Sets out the vision for the Oxfordshire Health and Wellbeing Board;</p> <p>By 2016 in Oxfordshire:</p> <ul style="list-style-type: none"> ▪ more children and young people will lead healthy, safe lives and will be given the opportunity to develop the skills, confidence and opportunities they need to achieve their full potential; ▪ more adults will have the support they need to live their lives as healthily, successfully, independently and safely as possible, with good timely access to health and social care services; ▪ everyone will be given the opportunity to voice their opinions and experiences to ensure that services meet their individual needs; ▪ the best possible services will be provided within the resources we have, giving excellent value for the public. <p>Also sets out priorities for improving health and well being in Oxfordshire, including;</p> <p>1) Social disadvantage</p> <p>The aim here is to level up health and wellbeing across the County by targeting disadvantaged and vulnerable groups. This will vary from topic to topic but will include: Rural and urban disadvantaged communities, black and ethnic minority groups, people with mental health problems, members of the armed forces, their families and veterans and carers of all ages.</p> <p>2) Helping communities and individuals to help themselves</p> <p>As the public purse tightens, we need to find new ways of supporting people to help themselves. It is early days for this approach, but recent examples have included direct payments to people to buy their own care and the County Council's use of the 'Big Society Fund.</p> <p>3) Locality working</p> <p>Local problems often need local solutions and Oxfordshire is a diverse County. The Clinical Commissioning Group, County Council and District councils all support locality working and we should expect to see locality approaches to the priorities in this County when they are the best way to make improvements.</p>
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<p>Thames Catchment flood management plan - Environment Agency 2009</p>	<p>Gives an overview of the flood risk in the Thames catchment and sets out the preferred plan for sustainable flood risk management over the next 50-100 years.</p> <p>Identifies flood risk management policies to assist all key decision makers in the catchment to deliver sustainable flood risk management for the long term.</p> <p>West Oxfordshire falls within Policy Area 6- Areas of low to moderate flood risk where the Environment Agency will take action with others to store water or manage run-off in locations that provide overall flood risk reduction or environmental benefits.</p> <p>This approach will be increasingly important to mitigate impacts of climate change. As well as reducing the risk to communities, this has the opportunity to enhance existing designated environmental sites. In Oxfordshire this means;</p> <ul style="list-style-type: none"> ▪ Maintaining the capacity of the river systems in developed areas to reduce the risk of flooding from more frequent events. ▪ Identify locations where the storage of water could benefit communities by reducing flood risk and provide environmental benefits and encourage flood compatible land uses and management ▪ Work with Local Authorities to retain the remaining flood plain for uses that are compatible with flood risk management and put in policies that lead to long term adaptation of urban environments in flood risk area. ▪ Continue to raise public awareness, including encouraging people to sign up for the free Flood line Warnings Direct service.. ▪ Help communities and local authorities to manage local flood risk including flood resilience (e.g. Witney and Bampton), preparation of community flood plans that identify vulnerable people and infrastructure and community based projects.
<p>The Cherwell, Thame and Wye Catchment Abstraction Licensing Strategy (CAMS, 2012)</p> <p>The Cotswolds Catchment Abstraction Licensing Strategy (CAMS, 2012)</p> <p>The Thames Corridor Catchment Abstraction Strategies (CAMS, 2004)</p>	<p>Licensing strategies set out how the Environment Agency will manage water resources, existing and future abstraction licenses and water availability within each catchment. Licensing strategies are tailored to the needs of each catchment, taking into account local environmental and abstractor needs, to ensure that only the most appropriate and effective measures are undertaken:</p> <ul style="list-style-type: none"> ▪ Encourage all present and future abstractors to employ water efficiency measures to reduce the demand for water.
<p>Thames Waterway Plan 2006-2016 (River Thames Alliance)</p>	<p>The Alliance includes the Environment Agency, local authorities, trade organisations and user groups concerned with the management and use of the non-tidal River Thames. The Plan aims to:</p> <ul style="list-style-type: none"> ▪ Improve and promote access and information for all users (on water and land). ▪ Improve and maintain the river infrastructure, facilities and services for all user ▪ Contribute to enhanced biodiversity, heritage, and landscape value in the waterway corridor ▪ Increase use of the river and its corridor.

<p>River Basin Management Plan Thames River Basin District 2009</p>	<p>The plan focuses on the protection, improvement and sustainable use of the water environment. River Basin Management is a continuous process of planning and delivery.</p> <p>The plan describes the river basin district, and the pressures that the water environment faces. It shows what this means for the current state of the water environment, and what actions will be taken to address the pressures. It sets out what improvements are possible by 2015 and how the actions will make a difference to the local environment – the catchments, the estuaries and coasts, and the groundwater.</p>
<p>Oxford City Core Strategy to 2026</p>	<p>The spatial strategy aims to provide the development required to meet Oxford's needs, ensuring an appropriate balance of housing and employment growth in the context of other competing land uses.</p> <p>Objectives reflect the scarcity of land in Oxford to accommodate the many development pressures faced by the city.</p> <p>The spatial strategy takes a positive approach to growth by identifying strategic locations for development to address the city's housing, employment and other development needs. Even with the allocation of these strategic locations, the city will need to accommodate more growth elsewhere over the period to 2026.</p>
<p>Cotswold District Local Plan 2001-2011</p>	<p>Seeks to direct development in or adjacent to the most sustainable settlements (in the context of strategic spatial policy) and in a way which maximises the use of previously developed land within urban areas and creates a safe and attractive environment.</p> <p>Elsewhere the strategy of restraint on development in the District will be maintained. The majority of development is focussed on Cirencester and the remainder of the District's growth will be allocated at Principal Settlements commensurate with local economic and social needs.</p>
<p>Cherwell District Council Non-Statutory Cherwell Plan 2011</p>	<p>Cherwell District Council is in the process of preparing their Local Development Framework. The Non-statutory Cherwell District Local Plan 2011 identifies significant development will be located in Banbury and Bicester. RAF Upper Heyford is also identified for a new settlement of about 1000 houses together with community and recreation facilities including a primary school and an appropriate level of employment in order to secure essential environmental improvements and re-use of some of the existing infrastructure.</p>
<p>Vale of White Horse Local Plan 2011</p>	<p>The general locational strategy is to:</p> <ul style="list-style-type: none"> ▪ Concentrate development at the five main settlements of Abingdon, Botley, Faringdon, Grove and Wantage, which are designated as local service centres. ▪ Locate development to the west of Didcot as part of a comprehensive western expansion of the town. ▪ Allow small-scale development within the built-up areas of villages provided that important areas of open land and their rural character are protected.
<p>South Oxfordshire Core Strategy, December 2012</p>	<p>The South Oxfordshire core strategy sets out the vision for the District to 2027.</p> <p>The strategy sets out a vision and broad range of objectives addressing the settlement strategy, communities and housing, environment and design, employment and education, transport, leisure, culture and health.</p> <p>The strategy sets out how the Council will deliver the vision and objectives. It identifies the role that Didcot, the market towns, the villages and the countryside will play in the future and shows how much new development will be provided. It takes into account the changes that will take place in the area around the district and wider trends and changes in society and the environment. It shows how they will work in partnership to deliver the strategy with those responsible for key services, including healthcare, schools, transport, water supply and community safety and with other key stakeholders such as affordable housing providers.</p>

Stratford upon Avon Local Plan Review 1996-2011	The locational strategy as guided by the Warwickshire Structure Plan is to direct most new development to the main town of Stratford upon Avon with limited employment and housing growth in the rural market towns and large villages to meet local needs.
Oxfordshire Local Transport Plan 2011-2030	<p>The Local Transport Plan (LTP) sets out the objectives and plans for developing transport in Oxfordshire. The objectives of the plan are to;</p> <ul style="list-style-type: none"> ▪ Improve the condition of local roads, footways and cycleways, including resilience to climate change ▪ Reduce congestion ▪ Reduce casualties and the dangers associated with travel ▪ Improve accessibility to work, education and services ▪ Secure infrastructure and services to support development ▪ Reduce carbon emissions from transport ▪ Improve air quality, reduce other environmental impacts and enhance the street environment ▪ Develop and increase the use of high quality, welcoming public transport ▪ Develop and increase cycling and walking for local journeys, recreation and health.
Oxfordshire 2030: A partnership plan for improving quality of life in Oxfordshire.	<ul style="list-style-type: none"> ▪ Create a world class economy for Oxfordshire building particularly on the high tech sector. ▪ Have healthy and thriving communities. Sustain what is good about our city, towns and villages but also respond to the needs of the 21st Century including the impact of demographic and lifestyle changes. ▪ Look after our environment and respond to the threat of climate change and the potential for more extreme weather conditions. The threat of flooding is a particular concern. ▪ Break the cycle of deprivation by addressing the regenerations needs of disadvantaged communities; reducing the gap between the best and the worst off and supporting people to maximise their talents and raise their aspirations.

<p>Oxfordshire Joint Municipal Waste management strategy 2013</p>	<p>The strategy sets out a vision for the management of waste in Oxfordshire; A society where everyone tries to prevent waste and sees waste materials as a potential resource... Oxfordshire is pursuing a clear vision for sustainable waste management and resource efficiency:</p> <ul style="list-style-type: none"> ▪ Oxfordshire Waste Partnership will encourage the efficient use of resources, reduce consumption and take responsibility for the waste that they produce. ▪ Oxfordshire Waste Partnership will lobby central government to focus on waste as an integral part of sustainable resource management. ▪ Oxfordshire Waste Partnership will help households and individuals to reduce and manage their waste in order to ensure zero growth or better of municipal waste per person per annum. ▪ Oxfordshire Waste Partnership will provide an integrated system of collection and processing of household waste which will achieve, as a minimum: By 31st March 2020: recycle or compost at least 65% of household waste; By 31st March 2025: recycle or compost at least 70% of household waste; ▪ Oxfordshire Waste Partnership will ensure that recycling facilities and services are available to all residents. ▪ Oxfordshire Waste Partnership will encourage businesses to reduce, reuse and recycle by providing good quality recycling services, information and advice. ▪ Oxfordshire Waste Partnership will minimise waste to landfill and recover energy from non-recyclable waste through the operation of the Ardley Energy from Waste facility. We will seek to landfill no more than 5% of non-recyclable household waste. ▪ Oxfordshire Waste Partnership will provide waste management services for specialised, potentially polluting material streams such as hazardous waste and waste electrical and electronic equipment, which as a minimum meet legislative requirements. ▪ Oxfordshire Waste Partnership, working with the Waste Planning Authority, will ensure that waste facilities are suitably sized and distributed with the aim of minimising the transport of waste. Facilities will be well related to areas of the population, given the environmental and amenity constraints, and the availability of suitable sites. ▪ Oxfordshire Waste Partnership will assist the development of local markets for recovered materials. ▪ Oxfordshire Waste Partnership councils will work together, with local communities, and with our service providers to reduce the environmental and financial costs of waste management. ▪ Oxfordshire Waste Partnership will seek to improve local environmental quality through effective communications and enforcement activity.
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<p>Oxfordshire Pupil Place Plan 2012-13 - 2016-17</p>	<p>The Pupil Place Plan ensures that there are enough school places in the correct area for parents to access them.</p> <p>The plan shows local communities and those interested in their development, how the county Council expects school provision to change over the next few years. It brings together information from a range of sources and sets out the issues the county council will face in meeting its statutory duties for providing school places up to 2016 and beyond.</p> <p>The plan includes present and predicted future pupil numbers on roll, together with information about birth rates, school capacity, and new housing. The plan analyses changes in the number of school places available over the last year and it suggests where other changes may be necessary in the future. The plan also sets out our policies on school organisation and the statutory framework for making changes such as opening, closing or enlarging schools.</p>
<p>Bus Strategy (Part of the Oxfordshire Local Transport Plan 2006-11)</p>	<ul style="list-style-type: none"> ▪ Ensure that major new development is located where it can be served by premium bus routes. ▪ Ensure buses have excellent access to main centres and develop viable bus links to major traffic generators.
<p>Oxfordshire Rights of Way Improvement Plan 2006</p>	<ul style="list-style-type: none"> ▪ improve existing public paths for all users and would be users, and improve the extent and use of the network, so that public rights of way fulfil their role as a vital part of life in the county ▪ Particular priorities of relevance include: well maintained and well marked paths, additions to the network which complete disjointed networks, provide access to and from settlements and attractions, and provide alternatives to road use, and offer the least restrictions to access and access improvements targeted accordingly

<p>Oxfordshire Local Biodiversity Action Plan (2006), Oxfordshire Nature Conservation Forum (ONCF)</p>	<p>Overall aims are:</p> <ul style="list-style-type: none"> ▪ The protection, maintenance, improvement and restoration of biodiversity, including species, genetic and ecosystem diversity. ▪ A halting, and if possible a reversal, of the trend in declines of priority habitats and species, with wild species and habitats as part of healthy, functioning ecosystems. ▪ Raising awareness of biodiversity's essential role in enhancing the quality of life, with its conservation becoming an important consideration in all relevant decisions and policies. <p>Relevant objectives include:</p> <ul style="list-style-type: none"> ▪ To promote the implementation of positive management of biodiversity through the environmental stewardship schemes. ▪ To safeguard existing semi natural habitats and species, prevent further losses and encourage restoration and creation. ▪ Improve knowledge of species and habitats. ▪ Continue to establish further monitoring and research systems. ▪ Raise awareness of the importance of habitats and species. ▪ To consider the effects and impacts of climate change on biodiversity. <p>The LBAP contains a suite of Habitat Action Plans (HAP) (14 in total) for habitats considered significant in Oxfordshire and which contribute to national objectives. There are HAPs for:</p> <ul style="list-style-type: none"> ▪ Wetlands (which includes 7 individual HAP) ▪ Woodland, such the Wychwood forest ▪ Farmland ▪ Calcareous Grassland – of international importance, in the European Habitats Directive, includes areas in the Cotswolds ▪ Neutral Grassland and Grazing Marsh, prominent in the Clay Vales and Thames Valley Floodplains are Oxfordshire's most important nature conservation feature in the national context ▪ Hedgrows ▪ Heathland ▪ Settlements throughout Oxfordshire <p>Priority species within West Oxfordshire include: Water Vole, Bats and several plant species, mostly found within designated sites.</p>
<p>Oxfordshire Wildlife and Landscape Study, ONCF</p>	<p>Joint funded by Oxfordshire County Council, English Nature, The Countryside Agency and the Northmoor Trust – the study is a biodiversity and landscape appraisal of the county and provides a framework which can potentially be used to inform strategic decision making on landscape character and biodiversity issues within the county.</p> <ul style="list-style-type: none"> ▪ 18 landscape types are identified in West Oxfordshire within two broad regional character areas the Cotswolds and the Upper Thames Vale. ▪ The study also provides a map of bioscores for each of the landscape types which reflect the range type and importance of habitats within the landscape types. <p>Within West Oxfordshire the wooded pasture valleys and slopes, wooded estate slopes and valley sides, wooded farmland, wooded estatelands typically have higher bioscores and farmlands lower bioscores.</p>

<p>Countdown 2010 – Rebuilding Biodiversity in Oxfordshire (ONCF)</p>	<p>The project builds upon the OWLS project and seeks to:</p> <ul style="list-style-type: none"> ▪ Revise the suite of habitat action plans. ▪ Use the Conservation Target Area Groupings Map to prioritise areas for conservation action. The Target Area Map identifies areas to be maintained in good condition whilst also initiating linkage and expansion between these areas to provide more viable and sustainable management units. The initial focus is on BAP Priority Habitats - Lowland Calcareous grassland, Neutral Grassland and Grazing Marsh, Reedbeds and Lowland Beech and Yew Woodland.
<p>Oxfordshire Minerals and Waste Local Plan 1996</p>	<p>Includes detailed policies on mineral working and supply and for waste management and identifies locations for sand and gravel extraction. The overall strategy of this plan is to:</p> <ul style="list-style-type: none"> ▪ Seek an acceptable and sustainable balance between society’s need for minerals and need to conserve resources and protect the environment. ▪ Ensure proposals for mineral working are environmentally acceptable and are accompanied by satisfactory and achievable proposals for restoration and afteruse. ▪ Provide a planning framework which allows the safe and economic treatment and disposal of waste. ▪ Encourage the reuse and recycling of materials so as to reduce the need both for mineral working and for landfill disposal of waste. <p>Within West Oxfordshire the following areas are allocated for sand and gravel extraction:</p> <ul style="list-style-type: none"> ▪ Lower Windrush Valley ▪ Cassington/Yarnton area <p>The plan promotes nature conservation and general public access for restoration and re-use.</p> <p>Waste landfill sites allocated or with permission in West Oxfordshire include:</p> <ul style="list-style-type: none"> ▪ Greenways, Dix Pit ▪ Controlled Rec, Stanton Harcourt ▪ New Wintles Farm, nr Eynsham ▪ Smiths, Glympton ▪ Greenways, Chadlington ▪ Selectaface, Enstone <p>The Minerals and Waste Local Plan 1996 is due to be replaced by the Oxfordshire Minerals and Waste Local Development Framework.</p>
<p>Oxfordshire Economic Partnership – Economic Development Strategy 2006-2016</p>	<p>The strategy focuses on four major schemes of investment:</p> <ul style="list-style-type: none"> ▪ Promoting and marketing Oxfordshire in the international environment. ▪ Nurturing and growing enterprise. ▪ Developing skills and widening participation. ▪ Overcoming the issues of infrastructure.

Oxfordshire Children and Young Peoples Plan 2013-2014	<p>The Children and Young People's Plan 2013-2014 is a partnership plan that sets out the strategic direction for future services for children, young people and families in Oxfordshire, and how organisations will work together to improve outcomes.</p> <p>The Plan builds on the vision and priorities developed by all partners in the previous Children and Young People's Plan and supports Working Together to Safeguard Children which sets out how organisations and individuals should work together to safeguard and promote the welfare of children.</p> <p>The vision for the plan is for Oxfordshire to be the best place in England for children and young people to grow up in, by working with every child and young person to develop the skills, confidence and opportunities they need to achieve their full potential. We want Oxfordshire to be a 'thriving Oxfordshire'. This means a place where people can work to achieve a decent life for themselves and their family, a place alive with vibrant, active communities and a place where people can enjoy the rewards of a growing economy and feel safe.</p>
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Local	
West Oxfordshire Council Plan 2008-2011	<p>The vision is “To maintain and enhance West Oxfordshire as one of the best places to live, work and visit in Great Britain”. The key priorities in support of this vision are:</p> <ul style="list-style-type: none"> ▪ Protect and enhance the environment of West Oxfordshire and maintain the district as a clean, beautiful place with low levels of crime and nuisance; ▪ Work in partnership to sustain vibrant, healthy and economically prosperous towns and villages with full employment; ▪ Be recognised as a leading council that provides efficient, value for money services.
Building Futures: A Housing Strategy for West Oxfordshire 2004-2007	<ul style="list-style-type: none"> ▪ Tackle the overall shortage of affordable housing by increasing supply. ▪ Prevention of homelessness. ▪ Meet the needs of rural communities for affordable housing. ▪ Increase the supply of housing related support. ▪ Improve accessibility to affordable home ownership. ▪ Promote health and well-being of the local community. ▪ Facilitate the provision of decent homes in the private sector such as through improving the energy efficiency levels. ▪ Target of a minimum of 110 affordable homes per year.
West Oxfordshire Environmental Management Strategy 2004-10	<ul style="list-style-type: none"> ▪ Tackle drug and alcohol problems within our District. ▪ Adopt a healthy lifestyle and encourage others to do the same. ▪ Ensure fair and equal access for all to health and leisure services. ▪ Mitigate against health inequalities. ▪ Reduce activities that contribute towards noise and air pollution and improve where necessary the quality of private water supplies. ▪ Encourage waste minimisation and recycling and an integrated waste management framework. ▪ Conserve all natural resources where possible. ▪ Adopt energy saving practices and encourage others to do the same. ▪ Consider the sustainability issues that surround all of our actions. ▪ Protect and enhance our natural areas. <p>Targets:</p> <ul style="list-style-type: none"> ▪ Recycle 12% household waste collected by 2003/04 ▪ Recycle 18% household waste collected by 2005/06 ▪ Recycle 30% household waste collected by 2009/10
West Oxfordshire Homelessness Strategy 2008-2012	<ul style="list-style-type: none"> ▪ Ensure satisfactory accommodation for people who are or may become homeless. ▪ Prevent homelessness. ▪ Ensure satisfactory support.

<p>West Oxfordshire Contaminated land Strategy 2000</p>	<p>The Local Authority is the primary regulator of the Contaminated Land Regulations, and is required to:</p> <ul style="list-style-type: none"> ▪ carry out inspections of sites; ▪ determine the extent of contamination; ▪ designate whether the site is deemed a 'special site' (responsibility of enforcement falls to the Environment Agency); and ▪ act as enforcing Authority for contaminated land not designated as a special site. <p>When contaminated land has been confirmed as contaminated the enforcing authority must:</p> <ul style="list-style-type: none"> ▪ Establish who should bare the responsibility for remediation; ▪ Decide after consultation what should be done in the form of remediation and ensure that this is carried out; ▪ Determine liability for the cost of remedial work; and ▪ Maintain a public register of all regulatory action in relation to contaminated land.
<p>West Oxfordshire Landscape Assessment 1998</p>	<p>Provides a detailed review of the landscape of West Oxfordshire to inform development proposals and landscape management.</p>
<p>Witney Landscape Assessment 2007</p>	<p>Provides a detailed review of the landscape of Witney to inform development proposals and landscape management.</p>
<p>Carterton Landscape Assessment 2009</p>	<p>Provides a detailed review of the landscape of Carterton to inform development proposals and landscape management.</p>
<p>Chipping Norton Landscape Assessment 2009</p>	<p>Provides a detailed review of the landscape of Chipping Norton to inform development proposals and landscape management.</p>
<p>West Oxfordshire Design Guide</p>	<p>The purpose of the Design Guide is to describe the qualities and characteristics that make West Oxfordshire special – its landscapes, settlements and buildings – and to describe the ways in which good design can protect and enrich the character of the District.</p> <p>Design is central to a wide range of issues, from the colour of a front door to the layout of a new housing area. Whatever the context, being 'fit for purpose' should never be enough. Outstanding design makes places special, is life-affirming, and forms a material legacy by which future generations will know and judge us: for this reason it should be the aim of all those involved in the change or management of West Oxfordshire's built and natural environment.</p> <p>The Guide provides advice to supplement policies contained in the West Oxfordshire Local Plan.</p>

<p>Blenheim Palace World Heritage Site Management Plan</p>	<p>The Blenheim Estate aim to maintain and preserve and, where appropriate, enhance the significance, values and character of the WHS, whilst continuing to provide a home for the Dukes of Marlborough, and a high quality visitor experience for future generations. To achieve this the Estate will:</p> <ul style="list-style-type: none"> ▪ maintain and manage the Palace and Park to preserve and enhance their character, and, where necessary repair significant buildings or replant parts of the Park in accordance with the objectives of this plan. ▪ use management practices that are consistent with the above and which are designed to conserve the heritage qualities of the plan area and its OUV (described in chapter 2) through appropriate and sustainable policies and practices. ▪ protect the existing opportunities for public access including existing public rights of way within the Park and the access arrangements to the Palace and grounds. ▪ enhance the qualities of visitor facilities and achieve new levels of excellence in visitor management and related experiences as one of the UK's top tourism destinations. ▪ interpret and present the history of Blenheim Palace and Park to a larger and more diverse audience, and continue to promote high quality education programmes.
<p>Solent Thames Archaeological Research Framework</p>	<p>The Research Framework for the Solent Thames region will be a summary of up-to-date knowledge about all aspects of the rich and diverse past of Berkshire, Buckinghamshire, Oxfordshire, Hampshire and the Isle of Wight.</p> <p>It will promote greater appreciation and understanding of our heritage, allowing better use of the resource for display and teaching purposes, and aiding its future protection. The Framework will also identify gaps in our knowledge and set out a research strategy to encourage future investigation.</p> <p>http://www.buckscc.gov.uk/bcc/content/index.jsp?contentid=-222423834</p>
<p>West Oxfordshire Health and Wellbeing Strategy: 2009-2012</p>	<p>Incorporates ten priorities for the district:</p> <ul style="list-style-type: none"> ▪ Work towards improving access to services and rural isolation ▪ Address health issues specific to an ageing population ▪ Improve the health of those who live in poor housing or are homeless ▪ Reduce the number of accidents in all sectors of the population ▪ Promote and address mental health issues ▪ Enable people with learning disabilities to achieve maximum independence ▪ Improve local services for young people and families ▪ Promote and support healthy lifestyles choices ▪ Tackle drugs and alcohol abuse ▪ Address the sexual health needs of all sectors of the population
<p>West Oxfordshire Tourism Strategy: 2009-2012</p>	<p>The overall aim of the strategy is “to develop and promote the Oxfordshire Cotswolds as a must see visitor destination and further develop sustainable tourism in West Oxfordshire to enhance the quality of life for local people whilst encouraging visitors to come to the area, spend more, stay longer and return”.</p>

West Oxfordshire Open Space Study 2013	<p>The study provides an assessment of the availability and accessibility of open spaces in West Oxfordshire, including parks and recreation grounds, amenity green space, allotments, cemeteries and play spaces.</p> <p>It provides a range of standards for all open space typologies, to assess existing provision and future requirements for new open spaces arising from new development.</p>
West Oxfordshire Playing Pitch Strategy 2014	<p>The playing pitch strategy provides a review of the supply and demand for sports pitches in the District, making recommendations and standards for future investment in and development of sports pitches.</p>

Appendix III: SA of Strategic Distribution Options

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
-	+	SA Objectives 2, 6, 7, 10, 11, 13 and 14 consider more than one topic and as a result the plan could have different effects upon each topic considered. For example, SA Objective 11 relates to soil as well as water quality and resources. An Option could have a negative effect on soil through the loss of best and most versatile agricultural land but also have a neutral effect on water quality and resources. It is also possible for distribution options to have different effects on some of the other SA Objectives.

Distribution Options Appraised through SA (2014)	
Option	Description
1	'Witney Focus' - Concentrate development at Witney
2	'Three Towns' - Concentrate development at Witney, Carterton and Chipping Norton
3	'Dispersal' - More dispersed development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton

Option 1: 'Witney Focus' - Concentrate development at Witney			
Assessment of Effects			
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty		
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	This Option has the potential for a long-term minor positive effect against this SA Objective through the provision of housing in the area of the District with the greatest need. However, this Option would not help to meet the housing needs, including affordable housing needs, in other service centres and rural areas of the District.	+	-
2. Improve health and well-being and reduce inequalities	<p>As for all the Options there is the potential for both positive and negative effects against this SA Objective. There is the potential for indirect long-term positive effects on health through meeting the future housing and employment needs of Witney. While focussing development in Witney will help to reinforce its role as a main service centre it could limit opportunities to meet the needs of other local communities. This Option would not help to improve access to healthcare services for Carterton, Chipping Norton or rural communities.</p> <p>In the short-term there is the potential for negative effects on human health as a result of increased noise, light and air pollution during construction, which can have impacts on human health. Compared to the other Options the effect of this Option is likely to be more significant as development will be concentrated primarily in and around one settlement. However, it is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address any significant negative effects during construction in the short-term, which includes appropriate phasing of new development. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>This Option is also likely to erode access to the countryside for existing communities on the edge of Witney. It is assumed that any development will be required to provide an appropriate level of open space for recreation and protect and enhance Green Infrastructure (GI). Policy EH3 (Public Realm and Green Infrastructure) seeks to protect and enhance green spaces and ensure that new development does not result in the loss of open space, sports and recreational buildings. Despite this, it is likely that there would be residual long-term minor negative effects given the significant amount of development that would be required on the edges of Witney to meet the objectively assessed housing need for the</p>	+	-

	District. It should be noted that this Option would protect access to the countryside and open spaces for residents of other settlements.		
3. Promote thriving and inclusive communities	This Option has the potential for a long-term minor positive effect as it supports Witney's role as the main service centre and would increase the vitality of the town centre. It would also provide opportunities for cultural, leisure and recreational activity for the residents. However, it would not benefit other service centres or rural communities of the District, indeed if Witney were to become too much of a 'draw' this option could be detrimental to the vitality and viability of those settlements as trade and expenditure is reduced.	+	-
4. Improve education and training	The existing primary, secondary and tertiary education facilities in Witney already have limited capacity ¹ . This Option could help to provide new education facilities within Witney as well as expand existing ones. It will not help however, to address poor access to or existing capacity issues in other areas of the District. Potential for a minor long-term positive through meeting the needs of Witney as well as a minor long-term negative effect through not meeting the needs of the rest of the District.	+	-
5. Maintain a low level of crime and fear of crime	None of the Options are likely to have a significant effect against this SA Objective. Draft Local Plan Core Policy 4 sought new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. Neutral effect against this SA Objective.	0	
6. Improve accessibility to all services and facilities	New development in Witney is likely to have good access to services and facilities given that it is a main service centre. There is also the potential to improve access to services and facilities for the existing residents. The concentration of development could lead to greater improvements in public transport alongside the provision of housing, employment and services/facilities which could help to reduce reliance on the private car for the residents of Witney. However, this would not help to improve accessibility to services and facilities for residents and therefore address reliance on the private vehicle in other areas of the District. Concentrating development in Witney has the potential to increase traffic on the existing road network ² . A development and infrastructure assessment carried out in 2012 ³ found that while strategic improvements would mitigate the impacts of traffic associated with proposed urban extension sites, the levels of traffic growth predicted within the 2030 forecast are such that the town network continues to be subject to congestion at a number of key locations. Concentrating development in Witney is likely to	+	--

¹ West Oxfordshire District Council (2012) Draft Infrastructure Delivery Plan.

² Oxfordshire County Council (March 2009) Witney Transport Study - Final Strategy.

³ Oxfordshire County Council (2012) Technical Note 1: Summary of Development and Infrastructure Strategic Modelling.

	lead to a much higher level of growth than was considered in the previous transport and infrastructure assessment for the town. While some mitigation will be provided by Local Plan policies it is still considered that the concentration of development in Witney would make mitigation costly and or difficult with residual major long-term negative effects on traffic.	
7. Improve the efficiency of land use	Given that there are no current opportunities for strategic development on Brownfield land within Witney, the majority of development is likely to occur on the edge of the settlement on Greenfield land ⁴ . However, it should be noted that this is the case for all of the Options. It should also be noted that there may be potential in the longer-term for older previously developed sites to become available for re-development. Potential for a long-term minor negative effect against this SA Objective.	-
8. Reduce waste generation and disposal	The location of development is unlikely to have a significant effect against this SA Objective. All the Options are considered to have a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	<p>Concentrating development in Witney has the potential to increase traffic on the existing road network⁵. This could have major long-term negative effects on air quality, in particular in the Bridge Street Air Quality Management Area (AQMA)⁶. Significant negative effects are more likely to occur in the short-term as it is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁷. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage. This along with the potential improvements to strategic road infrastructure and public transport could help to improve air quality.</p> <p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any major negative effects are addressed in the short-term with a residual minor short-term negative effect against this SA Objective as a result of potential negative effects on the AQMA.</p>	- ?

⁴ West Oxfordshire District Council Strategic Housing Land Availability Assessment 2009 and Interim Summary Report 2011. Available online: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-%28shlaa%29/>

⁵ Oxfordshire County Council (March 2009) Witney Transport Study - Final Strategy.

⁶ West Oxfordshire District Council - Air Quality in West Oxfordshire. Available online: <http://www.westoxon.gov.uk/environmental-health-links/air-quality/>

⁷ <http://ec.europa.eu/environment/air/transport/road.htm>

10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	As set out above for air quality, there is the potential for this Option to have negative effects on greenhouse gas emissions in the short-term through increased traffic. This is unlikely to be significant given the mitigation measures provided by Local Plan policies and available at the project level. In the longer-term it is likely that greenhouse gas emissions from vehicles will reduce as a result of stringent emissions controls on new vehicles via European standards. However, at this stage this is uncertain. The concentration of new development could allow for greater improvements to sustainable transport modes in Witney. This could help to reduce the need to travel and reliance on the private car for residents. However, this Option would not lead to sustainable transport mode improvements in other areas of the District or help to reduce reliance on the private car for rural communities. Concentrating development in and around one settlement also offers opportunities to incorporate Combined Heat and Power (CHP)/ District Heating Schemes in addition to micro renewable energy schemes.	?	
11. Protect and improve soil and water resources	Witney or the immediate land surrounding it is not within a Drinking Water Protected Area, Surface/Groundwater Safeguarded Zone or Groundwater Source Protection Zone ⁸ . Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address the negative effects on water resources and quality with residual neutral effects. The majority of land surrounding Witney is classed as Grade 3b agricultural land; however, there are also some areas of Grade 3a ⁹ . Focussing development at Witney means there is a greater likelihood of development occurring on the Grade 3a agricultural land, which is considered best and most versatile in the NPPF. However, at this stage it is uncertain as these areas might not be developed.	0	?
12. Reduce the risk from all sources of flooding	There are areas of high flood risk to the North West and South East of Witney ¹⁰ . It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to ensure that there are no significant negative effects against this SA Objective. In accordance with the NPPF, Local Plan Policy EH5 (Flood Risk) ensured that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere. Neutral effect against this SA Objective.	0	

⁸ Environment Agency Website - What's in Your Backyard Interactive Maps (Accessed April 2014) Available online: <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e>

⁹ Defra - Magic Map (Accessed April 2014) Available online: www.magic.gov.uk

¹⁰ Cherwell and West Oxfordshire (2009) Level 1 Strategic Flood Risk Assessment.

<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>There are no European sites¹¹ and one SSSI within 2km of Witney, therefore, this Option is considered unlikely to have a significant effect on any internationally or nationally designated biodiversity or geodiversity. There is one Local Wildlife Site (LWS) adjacent to the River Windrush in central Witney with another LWS to the North West in the Upper Windrush Valley. Upper and Lower Windrush Valley are also Conservation Target Areas (CTA) , which are recognised as important areas for wildlife through the Oxfordshire Biodiversity Action Plan (BAP). It is unlikely that development would result in the direct loss of any of these locally important areas as they include the river and adjacent areas of high flood risk. However, there is still the potential for negative effects through increased disturbance and loss of adjacent Greenfield sites that provide supporting habitats and connectivity to surrounding habitats. At this stage the potential effect of this Option is considered uncertain. The nature and significance of effects will be dependent on the precise scale, location and layout of development.</p>	?	
<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Concentrating development in and around Witney has the potential for major long-term negative effects on landscape and townscape. A landscape and visual review of strategic development options for Witney was carried out in 2012¹² and built on landscape assessment work carried out in 1998, 2007 and 2009¹³. The review carried out in 2012 found that none of the strategic sites could be developed without some harm to acknowledged landscape, visual or settlement attributes. It concluded that three strategic sites (West, North and East Witney) could contribute to meeting the identified housing needs provided that the most sensitive landscape areas are avoided and any proposals are accompanied by a substantial enhancement of the local landscape. The review recommended a reduction in the developable area for all the sites which reduced their potential capacity to accommodate development. It is likely that this Option would require all three of these strategic sites to be developed along with others to meet the increased level of housing need identified through the recent SHMA (2014). The level of development proposed and density on the sites would also need to be higher. A more recent landscape review (2015) has also considered the potential landscape impact of development to the north east and south of Witney. The review concludes that development to the north-east of the town would have a major landscape impact and cannot deliver even a reduced quantum of development and that land to the south is also sensitive and would need to be reduced in size to around 500 dwellings. Given the findings of the landscape reviews (2012 and 2015) and the objectively assessed housing need identified in the SHMA (2014), it is considered that concentrating development primarily in Witney has the potential for major cumulative negative effects on landscape in the long-term. Mitigation is likely to be difficult and costly. It should be noted that the significance of</p>	--	?

¹¹ For the purposes of this appraisal these are considered as Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar sites.

¹² West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

¹³ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>the negative effect identified could potentially be reduced depending on the scale of growth; however, this will still be dependent to a certain extent on the precise location and design of new development.</p> <p>There are two Scheduled Monuments in Witney along with a number of Listed Buildings¹⁴ and part of the town is designated as a Conservation Area¹⁵. There is still the potential for the concentration of development in Witney to have negative effects on heritage assets and their setting. Given the location of the Cogges Manor Scheduled Monument, within an area of high flood risk, it is unlikely that there would be a significant amount of development immediately adjacent to the site. According to the SHLAA (Jan 2011) there are relatively few available and suitable potential development sites within Witney and particularly within the Conservation Area. The majority of development is likely to occur on the edge of the settlement as urban extensions. It is considered that mitigation provided through Local Plan policies and available at the project level should ensure that negative effects on heritage are not significant; however, this will dependent on the scale and precise location of development. Effect on heritage is uncertain at this stage.</p>		
15. Maintain high and stable levels of employment	This Option has the potential for a long-term minor positive effect against this SA Objective through the provision of new employment in the area of the District with the greatest need. However, concentrating development in Witney would not help to meet the employment needs in other areas of the District. Potential for a minor long-term positive through meeting the needs of Witney as well as a minor long-term negative effect through not meeting the needs of the rest of the District.	+	-
16. Promote sustainable economic growth and competitiveness	This Option has the potential for a long-term minor positive effect against this SA Objective through the provision of new employment development in the area of the District with the greatest need. It will also help to support Witney's town centre. However, concentrating development in Witney would not help to meet the employment needs in other areas of the District or support the town centres of Carterton or Chipping Norton ¹⁶ .	+	-
<p>Summary Findings:</p> <p>This option would focus the majority of development in and around the main service centre of Witney. This would help to meet the housing, employment and infrastructure needs for the residents of Witney but would not help to meet the needs of the other settlements and rural communities of the District. The option is therefore considered to have the potential for both a minor positive and minor negative long term effect against SA Objectives relating to housing, communities, education, employment and the economy. New development in Witney is likely</p>			

¹⁴ English Heritage - The National Heritage List for England. Map Search. Available online: <http://list.english-heritage.org.uk/mapsearch.aspx>

¹⁵ West Oxfordshire District Council - Conservation Areas. Available online: <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>

¹⁶ West Oxfordshire District Council (2012) Economic Study Update.

to have good access to services and facilities given that it is a main service centre. There is also the potential to improve access to services and facilities for the existing residents. The concentration of development could lead to greater improvements in public transport alongside the provision of housing, employment and services/facilities which could help to reduce reliance on the private car for the residents of Witney. However, this would not help to improve accessibility to services and facilities for residents and therefore address reliance on the private vehicle in other areas of the District.

Concentrating development in Witney is likely to lead to a much higher level of growth than was considered in the previous transport and infrastructure assessments for the town. These indicated that while strategic improvements would mitigate the impacts of proposed development, the levels of traffic growth predicted would mean that the town network would continue to be subject to congestion at a number of key locations. While some mitigation will be provided by Local Plan policies it is still considered that the concentration of development in Witney would make mitigation costly and or difficult with residual major long-term negative effects on traffic.

Landscape assessment work carried out in 2012 and 2015 indicates that none of the proposed strategic sites around Witney can be developed without some harm to acknowledged landscape, visual or settlement attributes. Given the findings of the SHMA, the concentration of development at Witney would require much larger areas of development than were considered in the previous landscape work. The level of development proposed and density on the sites would also need to be higher. Given the findings of the landscape assessment work and the objectively assessed housing need identified in the SHMA (2014), it is considered that concentrating development primarily in Witney has the potential for major cumulative negative effects on landscape in the long-term. Mitigation is likely to be difficult and costly and in some instances may not be possible (e.g. north east Witney). It should be noted that the significance of the negative effect identified could potentially be reduced depending on the scale of growth; however, this will still be dependent to a certain extent on the precise location and design of new development.

Option 2: 'Three Towns' - Concentrate development at Witney, Carterton and Chipping Norton with a limited amount of dispersal across the District		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	This Option has the potential for a major long-term positive effect against this SA Objective through the provision of housing in the main service centres, the areas of the District with the greatest need, as well as the smaller settlements and rural areas of the District.	++
2. Improve health and well-being and reduce inequalities	<p>As for all the Options there is the potential for both positive and negative effects against this SA Objective. There is the potential for indirect long-term positive effects on health through meeting the future housing and employment needs of the District. Focussing development in the three main settlements will help to reinforce their role as main service centres and limited development across the rest of the District will help to meet the needs of rural communities. Given the likely scale of development in rural areas it is unlikely that this Option would help to improve access to healthcare services for rural communities.</p> <p>In the short-term there is the potential for negative effects on human health as a result of increased noise, light and air pollution during construction, which can have impacts on human health. Compared to Option 1 the effect is likely to be less significant as development will be spread primarily across the three settlements. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address any significant negative effects during construction in the short-term, which includes appropriate phasing of new development. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>This Option could also potentially erode access to the countryside for existing communities on the edge of the three settlements. It is assumed that any development will be required to provide an appropriate level of open space for recreation and protect and enhance Green Infrastructure (GI). Policy EH3 (Public Realm and Green Infrastructure) seeks to protect and enhance green spaces and ensure that new development does not result in the loss of open space, sports and recreational buildings. Given</p>	+
		-

	that new development will be spread primarily over the three settlements this Option is likely to have a reduced negative effect compared to Option 1 with regard to eroding access to the countryside.	
3. Promote thriving and inclusive communities	This Option has the potential for a long-term minor positive effect as it supports the three settlements role as main service centres and would increase the vitality of their town centres. It would also provide opportunities for cultural, leisure and recreational activity for the residents. It would also help to meet the needs of the smaller settlements and rural communities by dispersing a limited amount of development across the District.	+
4. Improve education and training	The existing primary, secondary and tertiary education facilities in Witney already have limited capacity ¹⁷ . Primary schools in Carterton have significant capacity to accommodate growth and there is some capacity in Chipping Norton ¹⁸ . This Option could help to provide new education facilities within the three settlements as well as expand existing ones. Access to education and training in rural areas could be improved by expanding existing facilities through developer contributions or through enhanced access to the main settlements where the larger scale facilities exist. Potential for a minor long-term positive effect.	+
5. Maintain a low level of crime and fear of crime	None of the Options are likely to have a significant effect against this SA Objective. Policy OS4 requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. Neutral effect against this SA Objective.	0
6. Improve accessibility to all services and facilities	New development in the three settlements is likely to have good access to services and facilities given that it they are main service centres. There is also the potential to improve access to services and facilities for the existing residents. Improvements to public transport are likely to occur over a wider area compared to Option 1 but are likely to be less significant given that new development will be spread across the three settlements. Delivering some limited development in other settlements may help to sustain existing rural services and facilities, ensuring that they remain viable and continue to serve rural communities. There is the potential for a minor long-term positive effect against this SA Objective. Concentrating development in the three main service centres has the potential to increase traffic on the existing road network. Transport assessments indicate that that negative effects are most likely to occur in Witney ^{19,20} . The significance of the effect of this Option is likely to be reduced compared to	+
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¹⁷ West Oxfordshire District Council (2012) Draft Infrastructure Delivery Plan.

¹⁸ Ibid.

¹⁹ Oxfordshire County Council (March 2009) Whitney Transport Study - Final Strategy.

²⁰ Oxfordshire County Council (November 2009) Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options.

	Option 1, as development would be spread between the main three service centres. While mitigation provided by Local Plan policies and available at the project level are likely to ensure that significant effects do not occur, it is considered that there is still the potential for residual long-term minor negative effects on traffic. However, this will be dependent on the final distribution and scale of development across the District.	
7. Improve the efficiency of land use	Given that there are limited current opportunities for strategic development on Brownfield land within the settlements, the majority of development is likely to occur on the edge of the settlements on Greenfield land ²¹ . However, it should be noted that this is the case for all of the Options. Potential for a long-term minor negative effect against this SA Objective.	-
8. Reduce waste generation and disposal	The location of development is unlikely to have a significant effect against this SA Objective. All the Options are considered to have a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	Concentrating development in the three main service centres has the potential to increase traffic on the existing road network. Transport assessments indicate that that negative effects are most likely to occur in Witney ^{22,23} . However, this will be dependent on the distribution and scale of development between the settlements. It should be noted that there are two AQMAs in the District in Chipping Norton and Witney ²⁴ . Negative effects are more likely to occur in the short-term as it is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles as a result of European standards ²⁵ . In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage. This along with the potential improvements to public transport could help to improve air quality. It should also be noted that concentrating growth on the edge of the main settlements would mean that growing communities are located in close proximity to the majority of services and facilities, which could help to reduce the need to travel. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and	0?

²¹ West Oxfordshire District Council Strategic Housing Land Availability Assessment 2009 and Interim Summary Report 2011. Available online: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-%28shlaa%29/>

²² Oxfordshire County Council (March 2009) Whitney Transport Study - Final Strategy.

²³ Oxfordshire County Council (November 2009) Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options.

²⁴ West Oxfordshire District Council - Air Quality in West Oxfordshire. Available online: <http://www.westoxon.gov.uk/environmental-health-links/air-quality/>

²⁵ <http://ec.europa.eu/environment/air/transport/road.htm>

	improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short-term with a residual neutral effect against this SA Objective. However, it is acknowledged that there is still some uncertainty.	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>As set out above for air quality, there is the potential for this Option to have negative effects on greenhouse gas emissions in the short-term through increased traffic. This is unlikely to be significant given the mitigation measures provided by Local Plan policies and available at the project level. In the longer-term it is likely that greenhouse gas emissions from vehicles will reduce as a result of stringent emissions controls on new vehicles through European standards. However, at this stage this is uncertain. It should be noted that concentrating growth on the edge of the main settlements would mean that growing communities are located in close proximity to the majority of services and facilities, which could help to reduce the need to travel.</p> <p>Concentrating development in and around the three main service centres offers opportunities to incorporate Combined Heat and Power (CHP)/ District Heating Schemes in addition to micro renewable energy schemes. The concentration of new development could also allow for improvements to sustainable transport modes in Witney, Carterton and Chipping Norton. This could help to reduce the need to travel and reliance on the private car for residents. As development is spread across the three settlements the public transport improvements are unlikely to be as significant as Option 1. This Option would also not lead to sustainable transport mode improvements in rural areas of the District.</p>	?
11. Protect and improve soil and water resources	Witney or the immediate land surrounding it is not within a Drinking Water Protected Area, Surface/Groundwater Safeguarded Zone or Groundwater Source Protection Zone. Carterton is within a Surface Water Safeguarded Zone and a Drinking Water Protected Area while Chipping Norton is within a Groundwater Source Protection Zone and a Groundwater Safeguard Zone ²⁶ . Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address the negative effects on water resources and quality with residual neutral effects.	0 ?

²⁶ Environment Agency Website - What's in Your Backyard Interactive Maps (Accessed April 2014) Available online: <http://maps.environment-agency.gov.uk/wiyby/wiybyController?ep=maptopics&lang=e>

	The majority of land surrounding Witney is classed as Grade 3b agricultural land; however, there are also some areas of Grade 3a ²⁷ . Land around Carterton is primarily classed as Grade 3 agricultural land. The land available to the East of Chipping Norton outside the Cotswolds AONB is a mixture of Grade 3a and 3b land. It is considered likely that any of the Options have the potential for the loss of best and most versatile agricultural land. However, at this stage this is uncertain until the precise location of development is known.	
12. Reduce the risk from all sources of flooding	There are areas of high flood risk to the North West and South East of Witney, to the East of Carterton and a small area of high flood risk to the west of Chipping Norton ²⁸ . Flooding is unlikely to be an issue for any new development at Chipping Norton as the area of high flood risk lies within the Cotswolds AONB to the West. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to ensure that there are no significant negative effects against this SA Objective. In accordance with the NPPF, Policy EH5 (Flood Risk) ensures that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere. Neutral effect against this SA Objective.	0
13. Conserve and enhance biodiversity and geodiversity	<p>There are no European sites and only one SSSI within 2km of Witney and Carterton. The Glyme Valley SSSI is approximately 960m to the South East of Chipping Norton and there are no European sites in close proximity. It is considered that this Option is unlikely to have a significant effect on any internationally or nationally designated biodiversity or geodiversity. There is one Local Wildlife Site (LWS) adjacent to the River Windrush in central Witney with another LWS to the North West further up the Windrush Valley. Upper and Lower Windrush Valley are also Conservation Target Areas (CTA), which are recognised as important areas for wildlife through the Oxfordshire Biodiversity Action Plan (BAP). There are two LWS and a CTA adjacent to the Eastern boundary of Carterton. There are no LWS within or adjacent to Chipping Norton; however, there is a CTA to the South East.</p> <p>There is the potential for negative effects on these locally important biodiversity areas but it is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address any potential significant effects. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. The nature and significance of effects will be dependent precise scale and location of development.</p> <p>Compared to Option 1, this Option has the potential for a reduced negative effect on locally important</p>	?

²⁷ Defra - Magic Map (Accessed April 2014) Available online: www.magic.gov.uk

²⁸ Cherwell and West Oxfordshire (2009) Level 1 Strategic Flood Risk Assessment.

	biodiversity in Witney as less development will be focussed there.		
14. Conserve and enhance landscape character and the historic environment	<p>A number of landscape assessments have been carried out in relation to the three main service centres to inform the potential location of strategic developments. A landscape and visual review of strategic development options for Witney and Carterton was carried out in 2012²⁹ and built on landscape assessment work carried out in 1998, 2007 and 2009³⁰. A more recent study was also undertaken in 2015 looking at the potential landscape impact of land to the north east and south of Witney. The reviews found that none of the strategic sites can be developed without some harm to acknowledged landscape, visual or settlement attributes. They concluded that four strategic sites in Witney and four potential sites in Carterton could contribute to meeting the identified housing needs provided that the most sensitive landscape areas are avoided and any proposals are accompanied by a substantial enhancement of the local landscape. Land to the north-east of Witney was not considered to have any potential for development in the most recent landscape review (2015). The reviews recommended a reduction in the developable area for a number of the sites which lowers their potential capacity to accommodate development. A landscape assessment for Chipping Norton was carried out in 2009³¹ and built on Key Settlement work of the West Oxfordshire Landscape Assessment (WOLA) that was undertaken in 1998³². The assessment found that the landscape of Chipping Norton is of high sensitivity with much of it within the Cotswolds AONB. The landscape and visual constraints mean that there are few areas that could accommodate development without substantial adverse landscape and/or visual impact. Landscape evidence prepared in 2014 indicated that there is potential for around 500 homes to the east of Chipping Norton without causing undue harm in terms of landscape and visual impact.</p> <p>Given the available landscape evidence, it is considered that this Option has the potential for major long-term negative effects on landscape. However, as development will be spread across the three main service centres the significance of the effect is likely to be reduced compared to Option 1. It is considered that suitable mitigation will be provided by Local Plan policies and available at the project level to address significant effects. It is therefore considered that there is the potential for residual long-term minor negative effects on landscape. There is still an element of uncertainty, as the nature and significance of the effect on landscape will be dependent on the precise location and design/layout of development. While this Option could result in some development within the Cotswolds AONB, it is</p>	-	?

²⁹ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

³⁰ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

³¹ West Oxfordshire District Council (2009) Chipping Norton Landscape Assessment.

³² West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>considered that this is likely to be relatively small scale and is unlikely to have a major negative effect once mitigation has been taken into account.</p> <p>There are two Scheduled Monuments in Witney along with a number of Listed Buildings³³ and part of the town is designated as a Conservation Area. There are a small number of Listed Buildings within Carterton, although it should be noted that there are a number present in the surrounding villages. There is one Scheduled Monument to the North East and a number of Listed Buildings within Chipping Norton as well as the Chipping Norton Conservation Area³⁴. Concentrating development in these areas has the potential for negative effects on these heritage assets and their setting; however, the potential significance of the effect will be dependent on the scale and location of development. As development will be spread across the three main service centres it is considered that suitable mitigation will be provided by Local Plan policies and available at the project level to address any significant effects. There is the potential for residual minor negative effects but at this stage this is uncertain until the precise scale and location of development is known. Compared to Option 1, this Option is less likely to have significant effects on the heritage assets within Witney as less development will be focussed there.</p>	
15. Maintain high and stable levels of employment	This Option has the potential for a major long-term positive effect against this SA Objective through the provision of new employment across the District. This option will help to meet the employment needs of for the majority of the District.	++
16. Promote sustainable economic growth and competitiveness	This Option has the potential for a major long-term positive effect against this SA Objective through the provision of new housing and employment across the District. This option will help to meet the needs of for the majority of the District.	++
<p>Summary Findings:</p> <p>This option would concentrate development at the three main service centres of Witney, Carterton and Chipping Norton while also allowing a limited amount of dispersed development across the District. This would help to meet the housing and employment needs for residents across the District, with the potential for a major long-term positive effect against SA Objectives 1, 15 and 16. The option was therefore also considered to have the potential for a minor positive long term effect against SA Objectives relating to communities, education and access to services/facilities.</p>		

³³ English Heritage - The National Heritage List for England. Map Search. Available online: <http://list.english-heritage.org.uk/mapsearch.aspx>

³⁴ West Oxfordshire District Council - Conservation Areas. Available online: <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>

New development in the three settlements is likely to have good access to services and facilities given that they are main service centres. There is also the potential to improve access to services and facilities for the existing residents. Improvements to public transport are likely to occur over a wider area compared to Option 1 but are likely to be less significant given that new development will be spread across the three settlements. Delivering some limited development in other settlements may help to sustain existing rural services and facilities, ensuring that they remain viable and continue to serve rural communities.

Concentrating development in the three main service centres has the potential to increase traffic on the existing road network. Transport assessments indicate that that negative effects are most likely to occur in Witney. The significance of the effect of this Option is likely to be reduced compared to Option 1, as the majority of development would be spread between the main three service centres. While mitigation provided by Local Plan policies and available at the project level are likely to ensure that significant effects do not occur, it is considered that there is still the potential for residual long-term minor negative effects on traffic. However, this will be dependent on the final distribution and scale of development across the District.

Given the available landscape evidence, it is considered that this Option has the potential for major long-term negative effects on landscape. However, as development will be spread across the three main service centres the significance of the effect is likely to be reduced compared to Option 1. It is considered that suitable mitigation will be provided by Local Plan policies and available at the project level to address significant effects. It is therefore considered that there is the potential for residual long-term minor negative effects on landscape. There is still an element of uncertainty, as the nature and significance of the effect on landscape will be dependent on the precise location and design/layout of development. While this Option could result in some development within the Cotswolds AONB, it is considered that this is likely to be small scale and is unlikely to have a major negative effect once mitigation has been taken into account.

Option 3: 'Dispersal' - More dispersed development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton				
Assessment of Effects				
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty			
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	This Option has the potential for a long-term minor positive effect against this SA Objective through the provision of housing across the District, which will also help to ensure that the needs of rural communities are also being met. Given that less development would be focused in the three main service centres it is less likely that this Option would help to meet their housing needs. Potential for both a minor long-term positive and negative effect.		+	-
2. Improve health and well-being and reduce inequalities	<p>This Option has the potential for a minor indirect positive effect on health through the provision of new development, including housing and employment across the District.</p> <p>As for the other Options, in the short-term there is the potential for negative effects on human health as a result of increased noise, light and air pollution during construction, which can have impacts on human health. Compared to the other Options the effect is likely to be less significant as development will be dispersed across the District. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address any significant negative effects during construction in the short-term, which includes appropriate phasing of new development. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>This Option is less likely to erode access to the countryside compared to Options 1 and 2, in particular for the existing residents of Winey, Carterton and Chipping Norton. It is assumed that any development will be required to provide an appropriate level of open space for recreation and protect and enhance Green Infrastructure (GI). Policy EH3 (Public Realm and Green Infrastructure) sought to protect and enhance green spaces and ensure that new development does not result in the loss of open space, sports and recreational buildings.</p>		+	?
3. Promote thriving and inclusive communities	While this Option has the potential for community benefits over a wider area of the District, it is less likely to support the town centres of Witney, Carterton and Chipping Norton. While the benefits may be spread over a larger area their significance are likely to be reduced, as the scale of development will be reduced. Potential for a minor long-term positive effect through the provision of new development		+	-

	across the District as well as a minor long-term negative effect as the needs of the main service centres might not be met as fully as they would be under the first two options.		
4. Improve education and training	The dispersal of new development across the District is unlikely to improve access to education. Only six towns have secondary schools and outside of these areas there are only 32 primary schools, most of which have little spare capacity. Many of the villages have no education facilities. It is unlikely that new development would be of a sufficient scale under a dispersed strategy to support the provision of new education facilities in rural areas.	-	
5. Maintain a low level of crime and fear of crime	None of the Options are likely to have a significant effect against this SA Objective. Policy OS4 requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. Neutral effect against this SA Objective.	0	
6. Improve accessibility to all services and facilities	New development is unlikely to have good access to service and facilities unless it is situated within or in close proximity to the main towns or rural service centres. This is likely to increase the need to travel, particularly by private vehicle. Improvements to public transport are likely to be less significant as a result of new development being dispersed. Compared to Options 1 and 2, this Option is less likely to result in positive effects against this SA Objective. Potential for a minor long-term negative effect. New development across the District has the potential to increase traffic on the existing road network. Compared to the other Options, dispersing development across the District is likely to reduce the localised negative effects of increased traffic on the existing road network, particularly in the main service centres. However, this will be dependent on the final distribution and scale of development across the District. At this stage the effect is considered uncertain.	-	?
7. Improve the efficiency of land use	As for the other Options, there are limited current opportunities for strategic development on Brownfield land within the District; therefore, the majority of development is likely to occur on Greenfield land ³⁵ . This has the potential for a long-term minor negative effect against this SA Objective. Development within the rural areas of the District is likely to have a lower density than within or adjacent to the main towns and rural service centres. This Option could therefore result in the loss of a larger amount of Greenfield land compared to Options 1 and 2, as a larger amount of land will be required to accommodate lower density development. However, at this stage this is uncertain.	-	

³⁵ West Oxfordshire District Council Strategic Housing Land Availability Assessment 2009 and Interim Summary Report 2011. Available online: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-%28shlaa%29/>

<p>8. Reduce waste generation and disposal</p>	<p>The location of development is unlikely to have a significant effect against this SA Objective. All the Options are considered to have a neutral effect against this SA Objective.</p>	<p>0</p>	
<p>9. Reduce air pollution and improve air quality</p>	<p>New development across the District has the potential to increase traffic on the existing road network. Compared to the other Options, dispersing development across the District is likely to reduce the localised negative effects of increased traffic on the existing road network, particularly in the main service centres. However, this will be dependent on the final distribution and scale of development across the District. Negative effects are more likely to occur in the short-term as it is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles through European standards³⁶. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage. Improvements to public transport are likely to be less significant as a result of new development being dispersed compared to Options 1 and 2.</p> <p>Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short-term with a residual neutral effect against this SA Objective.</p>	<p>0 ?</p>	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>As set out above for air quality, there is the potential for this Option to have negative effects on greenhouse gas emissions in the short-term through increased traffic. This is unlikely to be significant given the mitigation measures provided by Local Plan policies and available at the project level. In the longer-term it is likely that greenhouse gas emissions from vehicles will reduce as a result of stringent emissions controls on new vehicles through European standards. However, at this stage this is uncertain.</p> <p>This Option is more likely to result in smaller scale development that provides less opportunity to incorporate Combined Heat and Power (CHP)/ District Heating Schemes in addition to micro renewable energy schemes. The dispersal of new development is also less likely to reduce the need to travel and deliver the same level of sustainable transport mode improvements as Options 1 and 2. The trend of</p>	<p>-</p>	<p>?</p>

³⁶ <http://ec.europa.eu/environment/air/transport/road.htm>

	relying on the private vehicle is likely to continue.		
11. Protect and improve soil and water resources	<p>Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address the negative effects on water resources and quality with residual neutral effects.</p> <p>As the location of development is not yet known it is difficult to assess the potential loss of best and most versatile agricultural land. It is considered likely that all of the Options have the potential for the loss of best and most versatile agricultural land but that this is uncertain until the precise location of development is known.</p>	0	?
12. Reduce the risk from all sources of flooding	It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to ensure that there are no significant negative effects against this SA Objective. In accordance with the NPPF, Policy EH5 (Flood Risk) ensures that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere. Neutral effect against this SA Objective.	0	
13. Conserve and enhance biodiversity and geodiversity	At this stage the nature and significance of effects is unknown and dependent on the scale and location of development and sensitivity of receptors. Compared to the other Options, this Option has the potential for negative effects on biodiversity and geodiversity over a wider area. It is also likely to have a reduced negative effect on locally important biodiversity around the three main service centres.		?
14. Conserve and enhance landscape character and the historic environment	<p>A third of the District lies within the Cotswolds AONB; this includes fifteen towns and large/medium-sized villages that might receive development as a result of this Option. While mitigation provided by Local Plan policies and available at the project level may help to reduce the significance of this effect, it is still considered that there is the potential for residual major long-term cumulative negative effects on the landscape of the District. There is an element of uncertainty at this stage until the scale and precise location of development is known; however, it is considered that there is a greater likelihood of development occurring within the AONB as a result of this Option. Conversely, this Option is likely to have a reduced negative effect on the landscape around the main service centres compared to Options 1 and 2 as more development will be directed to other areas of the District. There is still an element of uncertainty, as the nature and significance of the effect on landscape will be dependent on the location and design/layout of development.</p> <p>The nature and significance of the effect on heritage is dependent on the scale and precise location of development as well as the sensitivity of receptors. Dispersing development across the District has the</p>	--	?

	potential to have negative effects on a larger number of heritage assets than the other Options, which includes the Blenheim Palace World Heritage Site. However, the significance of effects on heritage in and around the three main service centres are likely to be reduced as there will be less development focussed in those locations. Mitigation provided through Local Plan policies and available at the project level should be able to address any significant effects on heritage. At this stage the effect on heritage is considered uncertain.		
15. Maintain high and stable levels of employment	This Option has the potential for a long-term minor positive effect against this SA Objective through the potential provision of new employment across the District. The distribution of development could result smaller scale provision and be provided in areas with poor access to key transport routes and public transport. It is also likely that the employment needs of the main service centres would not be met as effectively compared to Options 1 and 2.	+	-
16. Promote sustainable economic growth and competitiveness	This Option has the potential for a long-term minor positive effect against this SA Objective through the provision of employment across the District, including rural areas. Dispersed development is considered less likely to promote economic growth and is less likely to support the town centres of Witney, Carterton and Chipping Norton. It is also not likely to meet the employment needs of the three main service centres.	+	-
Summary Findings:			
<p>This option would distribute development across the District, with development dispersed between the settlements and rural areas. This would help to meet the housing, employment and infrastructure needs for rural communities but is considered unlikely to meet the needs of the main service centres. The option is therefore considered to have the potential for both a minor positive and minor negative long term effect against SA Objectives relating to housing, communities, education, employment and the economy.</p> <p>New development is unlikely to have good access to service and facilities unless it is situated within or in close proximity to the main towns or rural service centres. This is likely to increase the need to travel, particularly by private vehicle. Improvements to public transport are likely to be less significant as a result of new development being dispersed. Compared to Options 1 and 2, this Option is less likely to result in positive effects in improving accessibility to services and facilities.</p> <p>Compared to the other Options, dispersing development across the District is likely to reduce the localised negative effects of increased traffic on the existing road network, particularly in the main service centres. However, this will be dependent on the final distribution and scale of development across the District, therefore at this stage the effect is considered uncertain.</p> <p>A third of the District lies within the Cotswolds AONB; this includes fifteen towns and large/medium-sized villages that might receive development as a result of this Option. While mitigation provided by Local Plan policies and available at the project level may help to reduce the significance of this effect, it is still considered that there is the potential for residual major long-term cumulative negative effects on the landscape of the District. There is an element of uncertainty at this stage until the scale and precise location of development is known;</p>			

however, it is considered that there is a greater likelihood of development occurring within the AONB as a result of this Option. Conversely, this Option is likely to have a reduced negative effect on the landscape around the main service centres compared to Options 1 and 2 as more development will be directed to other areas of the District. There is still an element of uncertainty, as the nature and significance of the effect on landscape will be dependent on the location and design/layout of development.

Appendix IV: SA of Strategic Growth Options

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
- -	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- +	SA Objectives 2, 6, 7, 10, 11, 13 and 14 consider more than one topic and as a result the plan could have different effects upon each topic considered. For example, SA Objective 11 relates to soil as well as water quality and resources. An Option could have a negative effect on soil through the loss of best and most versatile agricultural land but also have a neutral effect on water quality and resources.	

Growth Options Appraised through SA (2014)	
Option	Description
1	500 dwellings per year (a reasonable proxy for the 20 year average completion rate from 1991 – 2011 (473 per annum))
2	541 dwellings per year (Demographic Base + Shortfall as identified in the SHMA 2014)
3	590 dwellings per year (baseline economic growth scenario as identified in the SHMA 2014)
4	660 dwelling per year (Midpoint Range as identified in the SHMA 2014)
5	800 dwellings per year (Midpoint Range as identified in the SHMA 2014 + 140 dwellings from neighbouring LPAs)

SA Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	Options				
		1	2	3	4	5
		500 dwellings per year	541 dwellings per year	590 dwellings per year	660 dwellings per year	800 dwellings per year
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>The recent Oxfordshire Strategic Housing Market Assessment (April 2014) identified the overall need for housing in Oxfordshire to 2031¹. According to the SHMA Option 4 would meet the objectively assessed need for housing, support the projected levels of economic growth as well as helping to meet affordable housing needs during the life of the Plan. Option 5 would exceed the SHMA objectively assessed level of housing need and contribute towards meeting any 'unmet' housing need in adjoining areas. Options 4 and 5 are therefore considered likely to have major long-term positive effects against this SA Objective.</p> <p>Option 1 would not meet the objectively assessed housing need of the District as defined in the SHMA, during the life of the Plan, so is therefore not</p>	+	+	+	++ ?	++ ?

¹ Oxfordshire Strategic Housing Market Assessment Final Report (April 2014) Prepared by GL Hearn Ltd. Available online: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

SA Objective	Assessment of Effects	Options				
	<p>considered likely to have major positive effects. However, the provision of 500 dwellings would still have minor long-term positive effects against this SA Objective and be consistent with long-term average rates of housing delivery in West Oxfordshire. While Option 2 would meet the demographic need for housing during the life of the Plan as identified in the SHMA, it would not support the projected level of economic growth identified in the SHMA and would also not meet affordable housing needs in full. It is likely to have a slightly enhanced positive effect on this SA Objective compared to Option 1 but the significance is still considered to be minor.</p> <p>Option 3 would meet the demographic need and baseline economic projection identified in the SHMA; however, it would not support the potential level of new jobs identified in the SHMA 'committed economic growth' scenario² (reflects policy influences on economic growth and other planned infrastructure investment) or meet affordable housing needs in full during the life of the Plan. Compared to Options 1 and 2 it is likely to have an enhanced positive effect; however, when compared to Options 4 and 5 it is not likely to result in major positive effects.</p> <p>It should be noted that the SHMA recognises that the demographic projections and to a lesser extent the economic (job) forecasts for West Oxfordshire have been influenced by very high rates of past housing delivery. The SHMA suggests that the Council might wish to explore this further, something supported by the Government's recent Planning Practice Guidance which talks about addressing past over-supply as well as under-supply of housing. This raises concerns as to whether the 660 homes per annum identified in the SHMA as the 'objectively assessed' requirement, has been set too high and fails to take account of the 'inflationary' effect of above average rates of housing delivery in West Oxfordshire in the period 2005 - 2010. Since the SHMA was published, the Council has commissioned two independent analyses of housing need in West Oxfordshire. The conclusion reached with reference to both studies and guidance published by the Planning Advisory Service in June 2014 is</p>					

² Ibid.

SA Objective	Assessment of Effects	Options									
	that the objectively assessed need for housing in West Oxfordshire in the period 2011 – 2031 is 525 homes per annum (10,500 in total). This requirement forms the basis of the pre-submission draft Local Plan (2015).										
2. Improve health and well-being and reduce inequalities	<p>All of the options have the potential for short-term negative effects on human health through the provision of housing. Increased noise, light and air pollution during construction can have impacts on human health. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short-term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity. The Options also have the potential for indirect long-term positive effects on health and inequalities through the provision of housing³ by meeting the future needs of the District.</p> <p>The higher level growth options are more likely to improve access to healthcare and other services in rural areas as there will be more housing development and associated services/ facilities delivered across the District during the life of the Plan. They are also more likely to deliver improvements to sustainable modes of transport which could help to improve accessibility. It should be noted however that there is still uncertainty and at this stage it is considered that there are no significant differences in the nature and significance of sustainability effects between Options.</p> <p>The higher levels of growth will place greater pressure on Greenfield sites at the edge of settlements, which could potentially erode access to the countryside for edge of settlement locations. It is assumed that any development will be required to provide an appropriate level of open space for recreation and protect and enhance Green Infrastructure (GI). Policy EH3 (Public Realm and Green Infrastructure) seeks to protect and</p>	+	-	+	-	+	-	+	-	+	-

³ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

SA Objective	Assessment of Effects	Options				
	<p>enhance green spaces and ensure that new development does not result in the loss of open space, sports and recreational buildings. Potential for a minor long-term negative effect against this SA Objective.</p> <p>At this stage It is considered that there are no significant differences in the nature and significance of sustainability effects between the Options. All of the Options have the potential for both positive and negative effects against this SA Objective.</p>					
<p>3. Promote thriving and inclusive communities</p>	<p>All of the Options have the potential for a minor positive effect on this SA Objective as the provision of housing and associated services/ facilities are likely to help reduce social exclusion and support the existing town centres. The Options proposing a higher level of growth have a greater potential to support and improve local infrastructure and services.</p> <p>Options 4 and 5 are considered to have the potential for major long-term positive effects as they will meet the housing and economic needs of the District as identified in the SHMA. However, there is also an element of uncertainty given that the proposed levels of growth are highly ambitious compared to past rates of housing delivery which may have implications for deliverability. The District Council also has concerns about the job-led model used in the SHMA to derive the employment based housing requirements. Recent guidance published by the Planning Advisory Service after the SHMA was completed, highlights a number of limitations with such models which often result in significant population outputs compared to inputs.</p> <p>Options 1 to 3 are considered likely to have minor long-term positive effects.</p>	+	+	+	++ ?	++ ?
<p>4. Improve education and training</p>	<p>All of the options have the potential to both increase pressure on and support existing social infrastructure, which includes education and training. Overall, all the options are likely to have minor long-term positive effects as they will support the provision of new education facilities. As the</p>	+	+	+	+ ?	+ ?

SA Objective	Assessment of Effects	Options									
	level of growth increases so does the pressure on existing education facilities; therefore, given existing capacity issues ⁴ there is also an element of uncertainty for Options 4 and 5.										
5. Maintain a low level of crime and fear of crime	None of the Options are likely to have a significant effect against this SA Objective. Policy OS4 requires new development to demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. Mitigation provided through Local Plan policies and available at the project level should ensure no significant negative effects. Residual neutral effect against this SA Objective.	0	0	0	0	0	0	0	0	0	0
6. Improve accessibility to all services and facilities	<p>The draft spatial strategy focuses new development primarily in and around the main service centres of Witney, Carterton and Chipping Norton close to existing services and facilities, whilst recognising that some development will be needed across the rest of the District focused on the larger towns and villages. New residential development will contribute towards the funding for new facilities and services as well as transport infrastructure improvements. All of the Options therefore have the potential for a minor long-term positive effect. The higher the proposed level of housing growth the more likely they are to support improved accessibility to facilities and services, with enhanced positive effects against this SA Objective. However, at this stage there is no evidence to indicate that there would be a substantial difference in the significance of the effect between the Options.</p> <p>All of the Options would increase traffic on the existing road network with the potential for negative effects against this SA Objective. Transport assessments indicate that negative effects as a result of development are most likely to occur in Witney^{5,6 & 7}. Previous transport and infrastructure assessments that informed the Draft Local Plan (2012) indicates that</p>	+	?	+	?	+	?	+	?	+	?

⁴ West Oxfordshire District Council (2012) Draft Infrastructure Delivery Plan.

⁵ Oxfordshire County Council (March 2009) Witney Transport Study - Final Strategy.

⁶ Oxfordshire County Council (November 2009) Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options.

⁷ Oxfordshire County Council (2012) Technical Note 1: Summary of Development and Infrastructure Strategic Modelling.

SA Objective	Assessment of Effects	Options									
	<p>suitable mitigation was available to accommodate just over 300 dwellings per year. Given the findings of the recent SHMA, much higher levels of growth are now being considered to meet the future housing needs of the District. Further transport modelling will be carried out by the Council to consider higher growth scenarios, which is not available at the current time to inform this appraisal.</p> <p>At this stage, it is therefore considered that the potential effect of all of the options is uncertain until the updated transport modelling and analysis has been carried out. All of the Options have the potential for long-term negative effects on traffic, the significance of which increases as the proposed level of growth increases. Local Plan policies will seek to minimise the impacts of new development on existing road networks and enhance sustainable transport modes, which includes walking and cycling routes.</p>										
<p>7. Improve the efficiency of land use</p>	<p>All of the options have the potential for a positive effect against this SA Objective through the use of previously developed land. Policy OS2 (Locating Development in the Right Places) directs new development to use previously developed land where available. The SA Scoping identified that many of the larger previously developed sites suitable for redevelopment have already been developed; therefore, the opportunities to use Brownfield land are limited in a rural District. All of the Options are therefore likely to lead to the loss of Greenfield land with negative effects against this SA Objective. The higher the proposed level of housing growth the greater amount of Greenfield land that is likely to be required to accommodate development, with the potential for a greater significance of negative effect against this SA Objective. It is therefore considered that Options 4 and 5 have the potential for a major negative effect against this SA Objective. At this stage however, there is still uncertainty until the location of development is known.</p>	-	?	-	?	-	?	--	?	--	?
<p>8. Reduce waste generation and disposal</p>	<p>All of the options are likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 (Prudent use of Natural Resources) requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use</p>	0?	0?	0?	0?	0?	0?	0?	0?	0?	0?

SA Objective	Assessment of Effects	Options								
	<p>and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective. The higher level growth options will lead to increased levels of waste generated. However, once mitigation has been taken into account it is considered that there are no significant differences in the nature and significance of sustainability effects between the Options.</p>									
<p>9. Reduce air pollution and improve air quality</p>	<p>In the short to medium term there is the potential for negative effects on air quality through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short-term with a residual neutral effect against this SA Objective.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁸. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p> <p>As the level growth increases so does the likelihood and significance of potential negative effects. However, at this stage, it is considered that there is an element of uncertainty for all the options until updates to the transport modelling and analysis has been carried out.</p>	0 ?	0 ?	0 ?	0 ?	0 ?				

⁸ <http://ec.europa.eu/environment/air/transport/road.htm>

SA Objective	Assessment of Effects	Options									
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>As set out above for air quality, it is likely that all of the Options will have negative effects on greenhouse gas emissions in the short-term through increased traffic with the higher growth options 4 and 5 in particular causing the greatest likely increase in vehicular trips. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies and available at the project level. In the longer-term it is likely that greenhouse gas emissions from vehicles will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>All of the Options are likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>All of the Options have the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency.</p> <p>All of the Options are likely to have a neutral effect against this SA Objective; however, it is recognised that there is still an element of uncertainty which is dependent on implementation. It is considered that there are no significant differences in the nature and significance of sustainability effects between the Options.</p>	0	?	0	?	0	?	0	?	0	?
<p>11. Protect and improve soil and water resources</p>	<p>All of the options have the potential for negative effects against this SA Objective as the provision of housing can lead to the loss of best and most versatile agricultural land, increase pressure on water resources as well as reduce water quality. As the level of proposed growth increases so does the likelihood and significance of potential negative effects. Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water</p>	0	?	0	?	0	?	0	?	0	?

SA Objective	Assessment of Effects	Options				
	<p>efficiency and causing no deterioration and , where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address the negative effects on water resources and quality with residual neutral effects. However, while uncertain at this stage, there is the potential for the Options to result in the loss of best and most versatile agricultural land with permanent long-term negative effects against this SA Objective. The likelihood and significance of this effect will increase as the proposed level of growth increases; however, at this stage this is uncertain.</p>					
<p>12. Reduce the risk from all sources of flooding</p>	<p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to ensure that there are no significant negative effects against this SA Objective. In accordance with the NPPF, Local Plan Policy EH5 (Flood Risk) ensures that proposed development avoids areas of high flood risk and does not contribute to increased flood risk elsewhere. Therefore, neutral effect against this SA Objective. No significant difference between the options.</p>	0	0	0	0	0
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>All of the options have the potential for major long-term negative effects on biodiversity and geodiversity. The pre-submission draft spatial strategy focuses housing development primarily within and around the main service centres, which will help to reduce the significance of the effect to some extent; however, this is dependent on the precise location of development and sensitivity of receptors. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant effects; however, there is still an element of uncertainty until lower level assessments have been carried out.</p> <p>The options that propose a higher level of growth are more likely to have negative effects on biodiversity and geodiversity; however, this will be dependent on the location of growth and sensitivity of receptors. It is difficult to conclude/identify with any certainty, at a high level of appraisal such as this, that there would be significant differences between the</p>	?	?	?	?	?

SA Objective	Assessment of Effects	Options														
	options given the potential mitigation available. At this stage, the Options are considered to have an uncertain effect against this SA Objective.						-	?	-	?	-					
14. Conserve and enhance landscape character and the historic environment	<p>All of the options have the potential for major long-term negative effects on the landscape. The current spatial strategy, as set out in the pre-submission Draft Local Plan focuses housing development primarily within and around the main service centres of Witney, Carterton and Chipping Norton, which will help to reduce the significance of the effect to some extent; however, this is dependent on the precise location of development and sensitivity of receptors.</p> <p>While Local Plan policies are likely to provide suitable mitigation to address significant negative effects this assumption becomes more uncertain for the higher levels of proposed growth, in particular for Options 4 and 5. The District has high landscape value with over a third of its area designated as an AONB. Given the mitigation that is likely to be provided through Local Plan policies and available at the project level it is assumed that Options 1 to 3 have the potential for residual long-term negative effects against this SA Objective. It is assumed that the higher levels of growth proposed in Options 4 and 5 could result in a greater amount of development potentially needing to be accommodated on fringe greenfield sites including land within the Cotswolds AONB. Taking a precautionary approach, it is therefore considered that the levels of growth proposed in Options 4 and 5 are more likely to have a cumulative major long-term negative effect against this SA Objective.</p> <p>While it is recognised that impacts on landscape could have negative effects on the setting of heritage assets at this stage it is considered uncertain. The potential effect on heritage is considered uncertain at this stage. The distribution and precise location of the sites will help to determine the potential nature and significance of effects. It should be noted that as the level of growth increases so does the likelihood for negative effects.</p>															

SA Objective	Assessment of Effects	Options				
	For each of the Options there is still an element of uncertainty, as the nature and significance of the effect on landscape and heritage will be dependent on the location and design/layout of development as well as the sensitivity of receptors.					
15. Maintain high and stable levels of employment	<p>All of the Options have the potential for a positive effect on this SA Objective through the provision of housing during the life of the Plan, which will help to retain a working age population. Evidence suggests (SHMA 2014) that Options 1 and 2 would not support the baseline economic growth scenario or the committed economic growth scenario; therefore, they are considered likely to only have minor long-term positive effect. Option 3 would support the baseline economic growth scenario but not the committed scenario so is considered likely to have an enhanced but still minor positive effect in the long-term. Options 4 and 5 would support the committed economic growth scenario and are therefore considered likely to have major long-term positive effects against this SA Objective.</p> <p>It should be noted that the SHMA acknowledges that the demographic projections and to a lesser extent the economic forecasts for West Oxfordshire have been influenced by high rates of growth in the past. The committed economic growth scenario in the SHMA is highly ambitious and there is some uncertainty as to whether it can actually be achieved. Under the committed economic growth scenario the number of jobs is forecast to increase in West Oxfordshire by 7,900 in the period 2011 - 2031. This is considerably higher than was previously calculated in the Cambridge Econometrics LEFM (2012) at 2,770 jobs over the same period⁹. The District Council also has concerns about the job-led model used in the SHMA to derive the employment based housing requirements. Recent guidance published by the Planning Advisory Service after the SHMA was completed, highlights a number of limitations with such models which often result in significant population outputs compared to inputs. In recognition of this, it is considered that while there is the potential for Options 4 and 5 to have major positive effects there is also an element of uncertainty.</p>	+	+	+	++ ?	++ ?

⁹ Cambridge Econometrics: Economic Prospects for the Nations and Regions of the UK (October 2012)

SA Objective	Assessment of Effects	Options				
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>All of the Options have the potential for a positive effect on this SA Objective through the provision of housing during the life of the Plan. However, according to the recent SHMA (2014), Options 1, 2 and 3 would not be able to support the committed economic growth scenario. Options 1 to 3 are therefore considered likely to have minor long-term positive effects, whereas Options 4 and 5 are considered to have major long-term positive effects.</p> <p>It should be noted that the SHMA acknowledges that the demographic projections and to a lesser extent the economic forecasts for West Oxfordshire have been influenced by high rates of growth in the past. The committed economic growth scenario in the SHMA is highly ambitious and there is some uncertainty as to whether it can actually be achieved. Under the committed economic growth scenario the number of jobs is forecast to increase in West Oxfordshire by 7,900 in the period 2011 - 2031. This is considerably higher than was previously calculated in the Cambridge Econometrics LEFM (2012) at 2,770 jobs over the same period¹⁰. The District Council also has concerns about the job-led model used in the SHMA to derive the employment based housing requirements. Recent guidance published by the Planning Advisory Service after the SHMA was completed, highlights a number of limitations with such models which often result in significant population outputs compared to inputs. In recognition of this, it is considered that while there is the potential for Options 4 and 5 to have major positive effects there is also an element of uncertainty.</p>	+	+	+	++ ?	++ ?
<p>Summary Findings:</p> <p>The appraisal found that as the level of growth increases so does the likelihood and potential significance of positive effects of the Options against SA Objectives relating to the provision of housing, communities and economy and employment. Based on the findings of the recent SHMA Options 1 to 3 are considered to have the potential for minor long-term positive effects, whereas Options 4 to 5 are considered to have the potential for major long-term positive effects on the provision of housing, communities and economy and employment due to the higher levels of proposed growth. However, it should be noted that the most recent SHMA recognises that the demographic projections and to a lesser extent the economic (job) forecasts for West Oxfordshire have been influenced by very high rates of past housing delivery. In line with the Government's national planning practice guidance the Council has commissioned two independent analyses which consider the effect of past</p>						

¹⁰ Cambridge Econometrics: Economic Prospects for the Nations and Regions of the UK (October 2012)

SA Objective	Assessment of Effects	Options
	<p>'over-delivery' of housing and the extent to which this has 'inflated' future demographic projections and economic forecasts in West Oxfordshire. Furthermore, the relatively ambitious levels of proposed growth compared to long-term average past rates of delivery could mean that there are deliverability issues in relation to Options 4 and 5. The District Council also has concerns about the job-led model used in the SHMA to derive the employment based housing requirements. Recent guidance published by the Planning Advisory Service after the SHMA was completed, highlights a number of limitations with such models which often result in significant population outputs compared to inputs. The appraisal recognises this and considers that there is an element of uncertainty with regard to the potential major long-term positive effects identified for Options 4 and 5 against SA Objectives 1, 3, 15 and 16.</p> <p>The appraisal also found that as the level of growth increases so does the likelihood and potential significance of negative effects against SA Objectives relating to human health, the efficient use of land, traffic, air quality, biodiversity and heritage. It is considered that appropriate mitigation will be provided through Local Plan policies and available at the project level to address potential significant negative effects on health, traffic, air quality, biodiversity and heritage. However, at this stage there is also an element of uncertainty, as the nature and significance of effects will be dependent on the precise location of development and sensitivity of receptors. At this stage, there are no significant differences in the predicted nature and significance of effects between the options. The evidence base is currently being updated to inform the emerging Plan, which includes updates to traffic modelling and analysis. The findings of this work will need to be considered as part of the iterative SA process.</p> <p>All of the options are considered to have the potential for major long-term negative effects on the landscape. While Local Plan policies are likely to provide suitable mitigation to address significant negative effects this assumption becomes more uncertain for the higher levels of proposed growth, in particular for Option 4 and 5. The District has high landscape value with over a third of its area designated as an AONB. Given the mitigation that is likely to be provided through Local Plan policies and available at the project level it is assumed that Options 1 to 3 have the potential for residual long-term negative effects against this SA Objective. It is assumed that the higher levels of growth proposed in Options 4 and 5 could result in a greater amount of development potentially needing to be accommodated on fringe greenfield sites including land within the Cotswolds AONB. Taking a precautionary approach, it is therefore considered that the levels of growth proposed in Options 4 and 5 are more likely to have a cumulative major long-term negative effect against this SA Objective.</p>	

Appendix V: SA of Strategic Development Area (SDA) Options

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
x	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
--	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect
- 0	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered. For example, SA Objective 11 relates to soil as well as water quality and resources. An Option could have a negative effect on soil through the loss of best and most versatile agricultural land but also have a neutral effect on water quality and resources.	

Sites Appraised through SA (originally undertaken in 2014 and then updated in 2015)	
Option	Description
Witney	
1	Land south of the A40
2	East Witney (with higher level of growth than considered previously)
3	North Witney
4	North East Witney
5	Multi-site (spreading the housing requirement for Witney across a combination of the 4 sites above with the minimum level of development on any one site 300 dwellings)
Carterton	
1	East Carterton
2	REEMA North & Central
3	Northern Extension (Kilkenny Farm site)
4	West Carterton
5	Multi-site (spreading the housing requirement for Carterton across any combination of the 4 sites above with the minimum level of development on any one site 300 dwellings)
Chipping Norton	
1	East Site (Tank Farm)

Witney Sites

Land south of the A40		
The site was originally put forward for approx 1,750 dwellings, employment land, open space and community facilities/services. The most recent submission (September 2014) suggests a smaller residential scheme of 1,200 homes together with a new school, local centre and open space.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the proposed level of development increases although it should be noted that the Council's most recent landscape evidence ¹ suggests the quantum of development should be restricted to around 500 homes.	++
2. Improve health and well-being and reduce inequalities	There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity. The site is bordered on three sides to the east, north, and west by three major A roads – the A4095, A40 and A415 ² and is also adjacent to an abattoir and a sewage works which means that new residential properties are likely to be affected by noise, light, odour and air pollution. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the roads, abattoir and sewage works as is proposed by the site promoter in their development framework document (September 2014).	+ ?

¹ WODC (Jan 2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options prepared by Kirkham Landscape Planning.

² Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>In line with Policies OS5 and WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>The site contains a play space for children and this particular type of open space has been identified as being under supplied in Witney⁴. Evidence also suggests that the site is currently being used as allotments⁵ and this type of open space is also identified as being under supplied in Witney⁶. Draft Local Plan Core Policy 19 - Public Realm and Green infrastructure seeks to protect open space and states that new development should not result in the loss of open space, sports and recreational buildings and land unless up to date assessment shows the asset is surplus to requirements or the need for and benefits of the alternative land use clearly outweigh the loss and equivalent replacement provision is made. In addition, Draft Local Plan Core Policy 19 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. Draft Local Plan Core Policy 4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. This is likely to lead to residual minor positive effects in the long-term. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; and Play Space (Youth))⁷ particularly in this part of Witney and for Witney as a whole. Therefore, there is potential for long-term positive effects to be realised through development on this site.</p>	
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³ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁴ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

⁵ Information from West Oxfordshire District Council provided May 2014.

⁶ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

⁷ Ibid.

	<p>Overall there is the potential for long term positive effects against this SA Objective; however, there is also an element of uncertainty given the adjoining uses and potential effects on human health.</p>			
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to residual minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁸ by meeting the future needs of the District.</p> <p>The site is approximately 2.3 km walking distance from the town centre⁹. It is therefore considered to be remote from the Town centre and as a result it is unlikely to maintain or increase the vitality of the centre and the existing community. In addition, as the site is separated from the main settlement of Witney by the A40, the new community will be segregated from the existing community. The A40 presents a significant barrier to the integration of proposed development with the existing community and combined with the distance it is less likely to support the town centre despite the proposed pedestrian and cycle bridge proposed by the developer. Overall, it is considered that development at this location has the potential for minor negative effects against this SA Objective.</p> <p>The site lies within the ward of Ducklington (Lower Super Output Area (LSOA) E01028784) and is recorded as being in the most deprived national decile with regard to physical proximity to services¹⁰. As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access through the provision of new services on site and transport improvements. This could lead to minor long-term positive effects.</p>	<table border="1"> <tr> <td data-bbox="1906 293 1989 427" style="background-color: #92d050; text-align: center;">+</td> <td data-bbox="1989 293 2054 427" style="background-color: #ffff00; text-align: center;">-</td> </tr> </table>	+	-
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⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁹ Measured from top of the Eastern boundary where it joins the A415 to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

¹⁰ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

4. Improve education and training	<p>As the site is located on the boundary of Witney, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km¹¹) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective. However, this particular site is separated from Witney by the A40 which could cause potential problems in terms of accessibility from and to existing schools as well as to any new education or training facilities which may be provided on the site.</p> <p>In line with Policy OS5 – Supporting Infrastructure, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan¹². Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	+ ?
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.</p>	0

¹¹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

¹² West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

<p>6. Improve accessibility to all services and facilities</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.¹³ The Final Witney Transport Study (March 2009) found that most of the road network in proximity of this site has capacity to accommodate more trips; however, the Ducklington Lane Lights and Ducklington/Burwell Drive junctions were already predicted to be over capacity.¹⁴ Whilst improvements have recently been made to the Ducklington Lane/Station Lane area to help provide capacity and improve the flow of traffic, any increase in traffic as a result of development is likely to affect these junctions. The Final Witney Transport Study (March 2009) concluded that this site when compared to other areas (to other destinations) does not consistently perform better or worse than the other development sites.¹⁵</p> <p>The provision of 1,200 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate congestion issues at the Ducklington Lane Lights and Ducklington/Burwell Drive junctions, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available</p>	<table border="1"> <tr> <td style="background-color: yellow;">-</td> <td style="background-color: #92d050;">+</td> </tr> </table>	-	+
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¹³ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

¹⁴ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

¹⁵ Ibid.

	<p>at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The Final Witney Transport Study (March 2009) noted that accessibility from the south area is impacted upon by the barrier created by the A40. Access to key destinations is better from the east and west of the site compared to the central area. However, it also showed that the site did not perform consistently better or worse than any other areas, hence it was still considered that there are opportunities to access destinations by sustainable modes despite the A40 separating the site from the existing built-up area. The site benefits from both a local bus service and being located in the vicinity of the S1 premium bus service. The site is located within easy access of the A40 from both of the access points.¹⁶</p> <p>The SHLAA noted that this site is not within reasonable walking distance of the town centre and the A40 presents a significant barrier to the integration of the site with the town, particularly for pedestrian and cycle accessibility.¹⁷ The site contains two public rights of way: one which transects the site down the middle north/south; and the other curls round a small watercourse near the north-western boundary.¹⁸ There is an opportunity to extend National Cycle Route 57 which lies adjacent to the north eastern boundary of the site.¹⁹</p> <p>While the A40 poses a potential barrier to movement into the town centre evidence suggests that there is still the opportunity to access key destinations by sustainable modes of transport from this site. As for all the options there are opportunities to improve walking and cycling routes as well as public transport. It should also be noted that this site is the closest of the options to the Station Lane Industrial Area which lies across the A40 as well as the West Witney Industrial Area. The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
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¹⁶ Ibid.

¹⁷ West Oxfordshire District Council (2014) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹⁹ Sustrans (2014) Cycle Route Map. Online at <http://www.sustrans.org.uk/> [accessed May 2014].

7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>The eastern part of this site is within a mineral consultation area.²⁰ It is currently uncertain whether extraction would be possible prior to development and even if it is possible, the extraction could severely delay the delivery of the proposed housing and infrastructure leading to minor negative effects in the long-term. If extraction does not go ahead prior to development, then this could effectively sterilise the mineral deposits for future use which could lead to major negative effects in the long-term. If extraction was considered not economically viable or possible then it is unlikely that there would be any significant effects. The uncertainty could be removed if the economic viability of the extraction of the deposits was established or if the eastern part of the area was excluded from the development with an appropriate buffer this would remove the uncertainty identified and any possibility of significant negative effects.</p>	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	An Air Quality Management Area has been declared on Bridge Street in Witney ²¹ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic ²² . While development at this site is unlikely to result in a significant increase in traffic on Bridge Street, the findings of the appraisal against SA Objective 6 indicate that there is the potential for residual negative effects on traffic in Witney. It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policies T1 and T3). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level	- ?

²⁰ West Oxfordshire District Council (2011) Strategic Housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

²¹ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

²² West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

	<p>to ensure any significant negative effects are addressed in the short to medium term with a minor residual short to medium term negative effect against this SA Objective. It should be noted that compared to the other options, this site is less likely to result in increased traffic along Bridge Street and therefore within the AQMA.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards²³. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>		
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change.</p> <p>Potential for a minor long-term positive effect.</p>	<p>- ?</p>	<p>+</p>

²³ <http://ec.europa.eu/environment/air/transport/road.htm>

<p>11. Protect and improve soil and water resources</p>	<p>This strategic site is partly covered by a minor aquifer of high vulnerability and a minor aquifer of intermediate vulnerability²⁴. The north-western part of the site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)'.²⁵ Therefore development at this site could lead to minor negative effects on water quality/ resources in both the short-term (construction) and long-term. Draft Local Plan Core Policy 3 (Prudent use of Natural Resources) requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; therefore, there is the potential for a residual neutral effect.</p> <p>There is no known contamination on the site although an old railway line does run through the site. Furthermore, it is noted that there is an historic landfill site (Ducklington) ²⁶, an active sewage works²⁷ and an abattoir located adjacent to the northern boundary of the site. In addition, there has been a number of significant pollution incidents to water recorded on the adjacent Sewage Works.²⁸ Given the proximity of these adjacent uses and as there is evidence of hydrological connectivity between the development site and these adjacent uses, there could be an increased the likelihood of contaminants being present on the site. In addition, part of the site is covered by a 250 m buffer zone to the historic landfill site to the north-east.²⁹ This has the effect of reducing the development area due to an increased risk of contamination being present. However outside of this buffer zone for the landfill site and adjacent to the other uses, the risk of contaminants being present is low and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address significant effects either on this SA Objective or on SA Objective 2. Therefore the residual effects with regard to soil are considered to be neutral.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral. However, the sewage system feeding into the sewerage network could be a physical constraint to development at this site.³⁰</p> <p>The majority of the site contains grade 3b agricultural land with a few strips of grade 3a near the north-</p>	<table border="1"> <tr> <td data-bbox="1906 193 1989 347">0</td> <td data-bbox="1989 193 2060 347">--</td> </tr> </table>	0	--
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²⁴ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²⁵ Ibid.

²⁶ Ibid.

²⁷ Ibid.

²⁸ Ibid.

²⁹ Information provided by West Oxfordshire District Council May 2014.

³⁰ Ibid.

	eastern and eastern boundaries ³¹ . Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. The permanent major negative effects could be prevented if the development area could be reduced to exclude the grade 3a agricultural land. This could also form a buffer around the existing sewerage works and reduce coalescence between Witney and Ducklington.	
12. Reduce the risk from all sources of flooding	<p>The site is immediately adjacent to a main River and contains a number of water courses such as the Windrush and tributaries (Little Rissington to Thames). There are flood defences in place along the main river.³² The majority of the site is located in Flood zone 1.³³ It was stated in the Strategic Flood Risk Assessment (SFRA) that a Level 2 or 3 Flood Risk Assessment (FRA) will be required for development sites located adjacent to the River Windrush and its tributaries, to establish the extent of floodplains depending on the availability of modelled data from the EA³⁴. Policy EH5 – Flood Risk also states that a site-specific flood risk assessment will be required for all proposals of 1ha or more and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas. This should identify the extent of flooding on the site and provide mitigation to abate, manage, and/or reduce any significant effects.</p> <p>In addition, surface water flooding is a particular issue on this site with the areas of higher risk being located around the watercourses present on the site³⁵. Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Draft Local Plan Core Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the residual effects are considered to be neutral.</p>	0
13. Conserve and enhance biodiversity and geodiversity	The site is not within close proximity to any international designated biodiversity or geodiversity. The Ducklington Mead SSSI is just less than 1km away from the south east boundary of the site. However, it is considered that negative effects are not likely as the SSSI and site are separated by the village of Ducklington.	0 ?

³¹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³² Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³³ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³⁴ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³⁵ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

	<p>The site contains a thin strip of deciduous woodland BAP habitat and Colwell Brook runs through the middle of the site. The site also features a large number of mature hedgerows, largely associated with water courses and field boundaries. Notable mature trees associated with the former railway line, along the north-western boundary of the sewage works and within the field to the southwest of the sewage works³⁶. A number of farmland bird species have been recorded on this site including: Corn Bunting; Grey Partridge; Lapwing; and the Yellow Wagtail³⁷.</p> <p>While proposed development has the potential for impacts on these features, it is considered that the effects are unlikely to be significant. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that any proposal for development at this site should seek to maintain and enhance the deciduous woodland BAP habitat, Colwell Brook and mature hedgerows.</p>					
<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Landscape</p> <p>A landscape assessment for Witney was carried out in 2007, with this site falling within two areas (all of area F2 and a small portion of Area G to the south east of the A4095 and A40) considered through the assessment. The assessment found that Area F2 has a strong rural character and connection with the Lower Windrush valley as a whole, rather than with Witney, with the A40 clearly marking the boundary between town and country. It was concluded that the area is of moderate to high importance and sensitivity as a largely flat valley floor partly within the flood plain, with the potential for high intervisibility easily blocked by vegetation in the flat landscape though with views across the area from higher ground. In the area near the A40/A415 junction the strong contrast between urban (north of A40, east of A415) and rural (west of A415) is vulnerable to erosion.³⁸ Area G was considered to have high importance and sensitivity as an area of small scale valleys with a small scale field pattern and a strong structure of hedgerows/trees, forming a strong landscape edge to Witney. ³⁹ It should be noted that a proportion of this site to the south was not considered through the landscape assessment in 2007.</p>	<table border="1"> <tr> <td data-bbox="1906 783 1986 946">--</td> <td data-bbox="1986 783 2060 946">--</td> </tr> <tr> <td colspan="2" data-bbox="1906 946 2060 1212"></td> </tr> </table>	--	--		
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³⁶ Allen Pyke Associates (-) Supporting information to accompany land south of A40 Planning application. Online at <https://www.westoxon.gov.uk/residents/planning-building/> [accessed May 2014]

³⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁸ West Oxfordshire District Council (2007) Witney Landscape Assessment.

³⁹ Ibid.

	<p>The Council's most recent landscape evidence for this site⁴⁰ takes the earlier 2007 assessment as its starting point but provides an up to date assessment of the landscape sensitivity and importance of the site. The report concludes that whilst the sensitivity of Area F2 has been compromised to some extent by the A40, the sewage works and adjacent buildings and views of Witney, this area is part of the open countryside not only south of A40 but also of the wider Bampton Vale. The sensitivity of this area varies internally but overall it is clearly part of the wider open countryside south of the A40 (which contains the town and defines its southern edge). The report suggests that it is important to retain the separate identity of Ducklington and contain the urbanising influence of Witney and identifies Area F2 as being of high landscape sensitivity.</p> <p>The report identifies that whilst the sensitivity of the landscape in Area G has been compromised by the A40 and approved development at Coral Springs, the local character is an important contrast to the more open wold and vale landscapes and an important landscape buffer between Curbridge and Witney. The land south of the A40 remains of high sensitivity with the land to the north of moderate sensitivity, although this retains its high level of importance in protecting this gateway to Witney.</p> <p>The report concludes that Development within F2 and G as proposed, would damage the landscape and visual separation of the historic settlement of Curbridge from Witney and have a significant adverse impact on the open landscape which separates Curbridge from Ducklington and which links into the wider landscape south of Curbridge Lane. The need to protect and enhance the key landscape, visual and settlement characteristics of this area must lead to a restriction on the extent of the development.</p> <p>It is recommended from a landscape perspective that if the South Witney option is pursued further, major revisions will be needed to the extent of development and a revised comprehensive Green Infrastructure Masterplan prepared for the site. The number of potential dwellings will need to be reduced significantly in order to protect important landscape, visual and townscape features of the area. The development footprint should reflect the existing footprint of Ducklington, to avoid an urban extension which is out of scale. Separation from both Ducklington and Curbridge could create a contained small settlement.</p> <p>Given the level of development proposed and the findings of recent landscape evidence it is considered that there is the potential for a major long term negative effect against this SA Objective.</p>	
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⁴⁰ WODC (Jan 2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options prepared by Kirkham Landscape Planning.

	<p>Historic Environment</p> <p>There are no designated heritage asserts within or directly adjacent to the boundary of this site. There are a number of listed buildings which are not screened by existing development or landscape features within 200 m of the site's western boundary⁴¹. The site is approximately 200 m from the Ducklington Conservation Area to the east.⁴² The gap between Witney and the villages of Ducklington and Curbridge is small and this area forms an important rural buffer, helping to maintain their separate identities. Development here could result in the coalescence of Witney with these villages⁴³. It should also be noted that there is evidence of Bronze age and iron Age settlement to the west of Ducklington⁴⁴.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and preserve or enhance the District's heritage assets and their significance and settings. Despite the mitigation provided by Local Plan Policies it is considered that there is the potential for a major long term negative effect on the setting of the Ducklington Conservation Area.</p>	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.⁴⁵ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects although it should be noted that the developer's latest submission makes no provision for additional employment land.</p> <p>Given the adjoining uses which consist of a sewage treatment works, the A40 and abattoir, there could be potential for introducing more industrial/ office development on the site around these uses. This could provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise, odour, and air quality created by these adjoining uses.</p>	?

⁴¹ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

⁴² West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

⁴³ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁴⁴ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

⁴⁵ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>Furthermore, the site is located close to (within 0.5 km⁴⁶) one of the main employment areas in Witney (Station Lane)⁴⁷ and there is the potential to create access onto the A40. The site's good location and its size could enable the development of a large scale offices premises which could benefit the economy as there are few large office premises within the town or on the larger estates on the periphery of the Witney.⁴⁸ Therefore this location is considered to lead to minor positive long term effects on employment, economic growth, and competitiveness.</p> <p>As mentioned previously, the eastern part of the site falls within a minerals consultation area⁴⁹; however, the County Council has confirmed in a response (January 2015) that there would be no sterilisation of minerals as a result of development at this site.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please refer to the commentary against SA Objective 15 - Maintain high and stable levels of employment.</p>	<p>?</p>

⁴⁶ Measured from top of the Eastern boundary where it joins the A415. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

⁴⁷ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

⁴⁸ Ibid.

⁴⁹ West Oxfordshire District Council (2014) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

East Witney Potential for 400 dwellings, employment land, open space and community facilities/services.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The A40 is directly adjacent to the southern borders of both parcels of land⁵⁰ which could mean that new residential properties may be affected by noise, light, and air pollution. In addition, an electricity line runs through the southern part of the north eastern parcel and also a gas building lies in the south-eastern corner which could have implication for health and safety. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the A40.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a</p>	+ ?

⁵⁰ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>result, development at the site has the potential to lead to minor positive effects in the long term. Moreover, development on the site also has the potential for indirect long term positive effects on health and inequalities through the provision of housing⁵¹ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))⁵² particularly in this part of Witney and for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>It was noted in the previous SA undertaken in 2010 that the sites topography could limit the potential provision of sports pitches⁵³. However, as Witney has a current surplus of existing outdoor sports pitches⁵⁴ and there could be potential to provide other forms of open space, it is not considered to lead to any significant effects.</p>		
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policy WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to</p>	+	?

⁵¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁵² West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

⁵³ West Oxfordshire District council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

⁵⁴ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	<p>lead to minor positive effects in the long term. Moreover, development on the site also has the potential for indirect long term positive effects on health and inequalities through the provision of housing⁵⁵ by meeting the future needs of the District.</p> <p>The north eastern parcel is approximately 1.6 km walking distance from the town centre and the south western parcel is approximately 1.8 km.⁵⁶ The north eastern parcel is therefore considered to be within walking distance of the town centre and as a result it is likely to maintain or increase the vitality of the centre and the existing community. As a result, development on the north eastern parcel is considered to support this SA Objective. The distance between the town centre and the south western parcel is considered to be slightly outside of a reasonable walking distance and so it is considered less likely to support this SA Objective if development there is progressed. The potential effect of this site is therefore considered uncertain.</p> <p>The two parcels of land are adjacent to the ward of Eynsham and Cassington (Lower Super Output Area (LSOA) E01028787) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.⁵⁷ As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access to services and facilities, which could lead to minor long term positive effects.</p>	
4. Improve education and training	<p>As the site is located on the boundary of Witney, a main service centre, it is considered to have reasonable access (within 1.6 km⁵⁸) to one or more of the schools within the settlement boundary. As a result, there is the potential for a minor positive effect against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole</p>	+ ?

⁵⁵ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁵⁶ Measured from top of the Eastern boundary of the western parcel where it joins the Stanton Harcourt Road and the north-western boundary of the eastern parcel where it also joins Stanton Harcourt Road to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

⁵⁷ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

⁵⁸ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>the requirements for future requirements for education and training facilities are set out in the Council's Infrastructure Delivery Plan.⁵⁹ Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long term effects.</p>		
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.</p>	0	
<p>6. Improve accessibility to all services and facilities</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem particularly along Bridge Street and the northern approaches to the Oxford Ring Road.⁶⁰ Development on these parcels of land has the potential to increase traffic at Oxford Hill/ Cogges junction which was found to be already at capacity in 2007.⁶¹ A further forecast has been carried out and this has found that these junctions are also likely to be over capacity in 2030 prior to any new development being built.⁶² Vehicular access to both sites can be achieved relatively easily and the County Council has</p>	+ ?	+

⁵⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

⁶⁰ Oxfordshire County Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

⁶¹ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

⁶² White Young Green (2012) Oxfordshire County Council Technical Note 1: Summary of Development and Infrastructure Strategic Modelling. Online at <http://www.westoxon.gov.uk/media/300353/Oxfordshire-County-Council-technical-note-1-Summary-of-development-and-infrastructure-modelling.pdf> [accessed May 2014]

	<p>raised no objection in principle subject to further consideration of the proposed nature and points of access.⁶³</p> <p>The provision of approximately 400 dwellings along with some employment and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues at Oxford Hill/ Cogges, with the potential for a negative effect on this SA Objective unless appropriate mitigation is provided. Oxfordshire County Council has previously indicated that any proposal for these sites would as a minimum require the provision of the Shores Green Slip Roads (SGSR) scheme and that other complimentary measures and improvements are also likely to be needed.⁶⁴</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of parked and moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Pre-Submission Draft Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for a residual long-term negative effect. The Council has previously identified that any proposal for this site will be required to deliver the Shore's Green Slip Roads thereby improving accessibility to the wider area and helping to alleviate congestion in Witney in combination with other measures.⁶⁵ For the purposes of this appraisal it is assumed that development at this site would deliver the Shore's Green Slip Roads and have a minor positive long-term effect on traffic in Witney. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of</p>	
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⁶³ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

⁶⁴ Ibid.

⁶⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>development. It is also outside of the scope of this appraisal to consider if a reduced scale of development would still deliver the Shore's Green Slip Roads.</p> <p>The Council's assessment of strategic site options identified that both of the proposed development sites are extremely well located in relation to existing services and facilities with excellent pedestrian and cycle access to the town centre via Cogges Manor, as well as existing local provision at Cogges Hill Road. The Final Witney Transport Study (March 2009) found that the permeability of the site towards key destinations through current residential areas is excellent and that the site generally has the best accessibility to destinations in the town centre by walking and cycling when compared to the other areas with the existing pedestrian and cycle network through the Cogges estate providing an opportunity for new infrastructure to be linked into the existing network. It also found that the land to the east of Witney has excellent accessibility by all modes to GP surgeries and excellent access by foot and cycle to supermarkets. The site also benefits from sustainable access to secondary schools and good accessibility from Witney. It should be noted that the SHLAA considered that the site is not within a reasonable walking distance of the town centre.⁶⁶ The north eastern parcel contains a number of local public right of ways running across it.⁶⁷ A local bus service already serves the Cogges Estate and could be extended to incorporate this site.⁶⁸</p> <p>The provision of housing, employment, and associated services/facilities along with improvements to sustainable transport modes, particularly into the town centre, has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p>	-
<p>8. Reduce waste generation and disposal</p>	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA</p>	0

⁶⁶ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁶⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁶⁸ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	Objective.	
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Bridge Street in Witney⁶⁹ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic⁷⁰. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to reduce traffic in Witney and therefore the AQMA. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan along with the delivery of the Shore's Green Slip Roads have the potential to improve air quality within Witney and have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards⁷¹. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	+ ?
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan along with the delivery of the Shore's Green Slip Roads have the potential to reduce traffic in Witney and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p>	? +

⁶⁹ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

⁷⁰ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

⁷¹ <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve soil and water resources</p>	<p>The western parcel is partly covered by a minor aquifer of high vulnerability and a minor aquifer of intermediate vulnerability⁷². In addition, small parts of both parcels contain Groundwater Drinking Water Protected Areas but these are considered to 'probably not be at risk.⁷³ The presence of these features could lead to minor negative effects on water quality/ resources in both the short term (construction) and long term. However, mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. Therefore the mitigation available is likely to reduce the negative effects identified to neutral.</p> <p>There are no records of contamination or land stability issues in this area ⁷⁴ and it is considered that suitable mitigation is provided through Policy EH6 (Environmental Protection) and is available at the project level to address significant effects.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The majority of the eastern parcel contains grade 3b agricultural land⁷⁵ and as a result its loss is likely to lead to minor negative effects. The western parcel contains grade 3 agricultural land although the data available for the site does not confirm whether or not the agricultural land is 3a or 3b. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land through development of the western parcel could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of</p>	<table border="1"> <tr> <td data-bbox="1906 424 1984 579">0</td> <td data-bbox="1984 424 2060 579">-- ?</td> </tr> <tr> <td colspan="2" data-bbox="1906 579 2060 1211"></td> </tr> </table>	0	-- ?		
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⁷² Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

⁷³ Ibid.

⁷⁴ West Oxfordshire District council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

⁷⁵ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	the agricultural land which would reduce any uncertainty of effects.	
12. Reduce the risk from all sources of flooding	<p>The western parcel is partly located within Flood Zone 2⁷⁶ with the eastern parcel being located within Flood Zone 1⁷⁷. Therefore development on the western parcel which is falls within Flood Zone 2 could lead to major negative effects on this SA Objective. It would be recommended that this area within Flood Zone 2 is excluded from the development although it is noted that this may greatly reduce the number of houses/ employment opportunities on the western parcel that could be provided which could reduce the overall positive effects identified against SA Objectives 1 and 15/16.</p> <p>Furthermore, surface water flooding is also a particular issue on western parcel of the site with the whole parcel having between a low and high risk of surface water flooding occurring. In addition, there is a thin strip of the eastern parcel of the site which is susceptible to surface water flooding.⁷⁸ Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the residual effects are considered to be neutral. There is also an element of uncertainty as it has been noted that Oxfordshire County Council have previously advised that a balancing pond of at least the size proposed for the former Cogges Link Road will be required to manage surface water run-off and provide protection against storm peak flow.⁷⁹ It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development.</p>	0 ?
13. Conserve and enhance biodiversity and geodiversity	Two parcels of land make up this site including the larger parcel 'Cogges Triangle', to the north east, and a smaller parcel land off the Stanton Harcourt Road, to the south west. The parcels are comprised of improved and semi-improved grassland and arable land with intact species rich hedgerows present in the area. They are not in close proximity to any international or nationally designated biodiversity or geodiversity. The parcel to the south west borders the Lower Windrush Valley conservation Target Area (CTA) to the west ⁸⁰ . There are hedgerows and tree corridors across the site and along the river which may well be important wildlife corridors in addition to their function as habitats and features of the	0 ?

⁷⁶ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

⁷⁷ Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed May 2014]

⁷⁸ Ibid.

⁷⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

⁸⁰ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

	<p>landscape. Grey Partridge and the Yellow Wagtail have been recorded on the south western parcel while Grey Partridge and the Tree Sparrow have been recorded on the north eastern parcel⁸¹. It should be noted that the south western parcel is just over 100m from the River Windrush. The Environment Agency has advised that no development should take place within 10m of drains on the south western parcel and within 100m of the River Windrush to avoid harm to aquatic environmental environments.⁸² Available evidence indicates that the south eastern parcel of land is likely to be of greater biodiversity value.</p> <p>While proposed development has the potential for impacts on these features, it is considered that the effects are unlikely to be significant. Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that development is focussed in the north eastern parcel of land as evidence suggests that it has the lower biodiversity value of the two areas. Any proposal for development on either parcel of land should seek to maintain and enhance existing habitats; these include existing hedgerows and tree corridors.</p>			
<p>14. Conserve and enhance landscape character and the</p>	<p>Landscape A landscape assessment for Witney was carried out in 2007, which found that the parcels of land that comprise this site are situated in areas of high landscape importance and sensitivity.</p>	<table border="1"> <tr> <td>--</td> <td>--</td> </tr> </table>	--	--
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⁸¹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

⁸² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

historic environment	<p>The north east parcel of land has higher ground that forms an important part of the Witney/High Cogges landscape buffer and is an important backcloth to the town views over the Windrush Valley and to St Mary's Church. The smaller south eastern parcel lies in the Windrush in Witney Project Area Landscape sensitivity of the floodplan and Windrush valley landscape. A landscape and visual review of strategic development options for Witney was carried out in 2012⁸³ and built on landscape assessment work carried out in 2007.⁸⁴ The 2012 landscape and visual review suggests that development in the parcels of land would be acceptable in landscape and visual terms subject to mitigation which includes development being kept below the 95m AOD contour, and the safeguarding of key views including those from the cemetery. Major contributions to the landscape and visual objectives for this area would also need to be made. The landscape and visual review also concluded that taking mitigation into account there is the potential for the landscape to accommodate from 250 to 300 dwellings.</p> <p>The site is identified as potentially being able to accommodate 400 dwellings. This has the potential for major long-term negative effects on an area considered to have high landscape/visual importance and sensitivity. Local Plan Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. The landscape and visual review proposes a number of recommendations that seek to protect and improve the urban edge and local landscape features.</p> <p>Mitigation measures provided through the Pre-Submission Draft Local Plan and available at the project level may help to slightly reduce the significance of the potential effect. However, given the findings of the landscape and visual review (2012), in particular the conclusion that the site could only accommodate 250 to 300 dwellings, it is considered that the provision of approximately 400 dwellings could have major long term residual effects on the landscape. If the scale of proposed development was to decrease in line with the findings of the landscape and visual review then the significance of the effect would also reduce.</p> <p>Historic Environment</p> <p>There is no designated heritage within or adjacent to the boundary of the site. The north eastern parcel</p>	
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⁸³ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

⁸⁴ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>of land is within 500 m of the remains of a medieval moated manor, priory, settlement and associated features (Cogges) which are designated as a Scheduled Monument.⁸⁵ From the higher points of this parcel, around the 100m contour, there are panoramic views across the town, across the Windrush Valley to the south and also to the Wychwood Uplands to the north. The Witney Landscape Assessment (2007) describes this area as having high intervisibility and importance to the setting of the historic cores of both Witney and Cogges.⁸⁶ The south western parcel is an open grassland corridor with long views towards Cogges Manor Farm. Development here would be an intrusion into the valley adversely affecting the setting of the town, its Conservation Area and the historic Cogges settlement. This view was supported by the Inspector at the last Local Plan Inquiry.⁸⁷ Both parcels are within close proximity to the Witney and Cogges Conservation Area (north of the western parcel and north east of the eastern parcel. Oxfordshire County Council has advised that the site contains evidence of Romano British and Iron Age activity which should be given further consideration.⁸⁸</p> <p>Land at Cogges South falls within the Witney Conservation Area although not the part of the site that has been promoted for development which lies just to the south of the Conservation Area boundary. The site is not affected by any listed buildings or scheduled monuments. The site does contain various cropmarks to indicate possible early Saxon and Bronze Age settlements. Again, further consideration would need to be given to this.⁸⁹</p> <p>Considering the findings of the appraisal for landscape and the potential effects of development at this site, it is considered that there is the potential for major long term negative effects on the historic environment. The nature and significance of the effect will be dependent on the final scale of development as well as the layout and design. It is also closely linked to the potential effect on landscape as this will have indirect effects on the setting of the Conservation Area.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment and to preserve or enhance the District's heritage assets and their significance and settings.</p>	
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⁸⁵ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

⁸⁶ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁸⁷ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

⁸⁸ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

⁸⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect, it is considered that the provision of 400 dwellings has the potential for major long term negative residual effects on landscape and therefore the setting of heritage assets.	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.⁹⁰ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>Given that the A40 abuts the southern boundary of both parcels of land, there could be potential for introducing industrial/ office development along this boundary. This could provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise and air quality created by the A40.</p> <p>The site (consisting of two parcels of land) is located approximately between 1.6 and 1.8 km ⁹¹ from the nearest of the main employment areas in Witney (Station Lane)⁹² and therefore is likely that the new development will support this existing main employment area. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the eastern part of Witney as the majority of the stock of employment premises areas are located in are concentrated in two main areas: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney.⁹³ The provision of additional employment land here could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as site has good access onto the A40. However, it was noted in the previous SA⁹⁴ that the topography and the size of the site were considered unsuitable to accommodate large scale employment development</p>	+ ?

⁹⁰ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

⁹¹ Measured from top of the Eastern boundary of the western parcel where it joins the Stanton Harcourt Road and the north-western boundary of the eastern parcel where it also joins Stanton Harcourt Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

⁹² West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

⁹³ Ibid.

⁹⁴ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

	<p>and currently there are few large office premises within the town or on the larger estates on the periphery of the town⁹⁵. Although the site is unlikely to accommodate large scale employment development, it is still considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+ ?</p>

⁹⁵ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

North Witney		
The site has been previously promoted for approximately 1,500 dwellings, employment land, open space and community facilities/services. The site promoter's most recent submission suggests a reduced quantum of development (1,200 homes).		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This is has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The eastern part of the site is adjacent to the A4095⁹⁶ which could mean that new residential properties may be affected by noise, light and air pollution. This could result in negative effects on health; however, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the road.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term.</p>	+ ?

⁹⁶ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing⁹⁷ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))⁹⁸ for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>		
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policy WIT4, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing by meeting the future needs of the District.</p> <p>The site is approximately 1.5 km walking distance from the town centre.⁹⁹ It is therefore considered to be within reasonable walking distance of the town centre (within 1.6km) and as a result development at this site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to minor positive effects against this SA Objective. The Council's assessment of strategic options (February 2015) notes that the relative impermeability of</p>	<p>+</p>	<p>+ ?</p>

⁹⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

⁹⁸ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

⁹⁹ Measured from the south-eastern boundary where it joins New Yatt Road to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

	<p>the existing built-up area and the topography of the link into the town centre could act as a deterrent to walking and cycling and would require further consideration in terms of the promotion of sustainable transport modes. In recognition of this potential barrier, it is considered that there is also an element of uncertainty against this SA Objective.</p> <p>The site is within the ward of Hailey, Minster Lovell and Leafield (Lower Super Output Area (LSOA) E01028792) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.¹⁰⁰ As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	
4. Improve education and training	<p>As the site is located on the boundary of Witney, a main service centre, it is considered to have reasonable access within a reasonable walking distance (within 1.6 km¹⁰¹) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Council's Infrastructure Delivery Plan¹⁰². Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities are also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	+ ?

¹⁰⁰ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

¹⁰¹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

¹⁰² West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.</p>	<p>0</p>	
<p>6. Improve accessibility to all services and facilities</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.¹⁰³ The Final Witney Transport Study (March 2009) found that development at this site is likely to affect the following junctions which were found to be already at capacity in 2007: Bridge Street and Oxford Hill/Cogges.¹⁰⁴ Also from 2016 a further two junctions in Woodgreen and West End were predicted to be over capacity and again any increase as a result from development is likely to affect this¹⁰⁵. A further forecast has been carried out and this has found that these junctions are also likely to be over capacity in 2030 prior to any new development being built.¹⁰⁶</p> <p>The provision of up to 1,500 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues at Bridge Street and Oxford Hill/Cogges, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers</p>	<p>+ ?</p>	<p>+ ?</p>

¹⁰³ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

¹⁰⁴ Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

¹⁰⁵ Ibid.

¹⁰⁶ White Young Green (2012) Oxfordshire County Council Technical Note 1: Summary of Development and Infrastructure Strategic Modelling. Online at <http://www.westoxon.gov.uk/media/300353/Oxfordshire-County-Council-technical-note-1-Summary-of-development-and-infrastructure-modelling.pdf> [accessed May 2014]

	<p>of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Pre-Submission Draft Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>A transport report was submitted as part of a proposal for the site in 2011 and considered the potential traffic impact of 1,500 dwellings. The modelling undertaken factors in the effect of a new bridge link across the Windrush i.e. the redistribution of existing traffic movements as well as the effect of the proposed development. The report considers the situation in 2022 and concludes that subject to junction improvements in a number of locations including Woodstock Road/Jubilee Way, Hailey Road/West End and Burford Road/Mill Street, there would be adequate capacity on the road network to accommodate the proposed development. The modelling also demonstrates that the new bridge link would reduce traffic flows at the Bridge Street/West End junction and significantly improve its performance. The report concludes that all of the junctions assessed as part of this study would either operate below capacity in 2022 or could be improved such that they would do so.¹⁰⁷</p> <p>Oxfordshire County Council reviewed the transportation report and although they have raised a number of issues, on balance and subject to the delivery of necessary infrastructure including the West End link, they raised no general transport strategy objections to this development as a matter of principle. The County Council did however highlight potential capacity issues on New Yatt Road and Hailey Road which would need to be addressed if development were to go ahead. They also raised the issue of potential impacts on the nearby villages of Crawley and Hailey. In a more recent response, the County Council expressed concerns as to whether an acceptable transport solution is deliverable in the short to medium term, with recent traffic modelling suggesting that the proposed improvements to the A40 Down's Road junction and/or Shore's Green west facing slips would deliver greater benefits for the wider highway network in Witney. They also expressed concerns that the proposed West End link is unlikely to pass the sequential test that applies to development in the floodplain.¹⁰⁸</p> <p>Recent transport modelling undertaken in 2014¹⁰⁹ considers the potential impact of different levels of growth to the north of Witney with different combinations of infrastructure including the West End Link. The report demonstrates that the provision of the West End Link (together with a new northern distributor</p>	
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¹⁰⁷ Richard Jackson Transportation Report (September 2011)

¹⁰⁸ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹⁰⁹ Technical Note: Witney Development and Infrastructure Strategic Modelling (White Young Green October 2014)

	<p>road) would mitigate the impact of strategic-scale development to the north of Witney and would also have a number of potential wider benefits for Witney including a reduction in flows through the Staple Hall junction, a reduction in trips on the A40 and a reduction in rat running along Dry Lane through Crawley.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty. While lower level assessments were carried out in 2011 and 2014, further assessments need to be carried out that take account of updated evidence and potential changes to the capacity of the site to deliver housing, employment and associated services/facilities. The provision of the West End Link could have positive effects on traffic as it would address an existing traffic issue on Bridge Street resulting; however, this would need to be confirmed through more detailed transport modelling. It is assumed that development at this site would deliver the West End Link and could therefore have a minor positive long-term effect on traffic in Witney. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development. It is also outside of the scope of this appraisal to consider if a reduced scale of development would still deliver the West End Link.</p> <p>The site is reasonably well-related to existing services and facilities including schools, public transport and local shopping facilities. The site does not however enjoy convenient access to Witney's main employment sites in the south and west of the town. There are some small estates and yards nearby including the West End Industrial Estate. However the main areas of employment in Witney around Station Lane and Downs Road, whilst being within cycling distance are not within comfortable walking distance. The site is relatively well-served by bus services including the 213 and 214 Witney Town service, the X9 (Witney – Chipping Norton), the 242 (Witney – Woodstock) and the 11 (Witney – Oxford) services. There are bus stops for these services on Woodstock Road and West End. The main S1 and S2 premium bus services to Carterton and Oxford are not immediately available but can be accessed via bus stops along Newland. In terms of pedestrian access, there are a number of existing footpaths to the south and east of the site. The site contains two public rights of way: one which transects the site north/south on the eastern part and one which transects the site north/south on the western part.¹¹⁰ There is also a bridleway running along the northern edge of the site. Cycle routes are located to the south between Crawley Road and the town centre and to the east through and around the Madley Park development.¹¹¹</p>	
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¹¹⁰ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹¹¹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective. The Council's assessment of strategic options (February 2015) notes that the relative impermeability of the existing built-up area and the topography of the link into the town centre could act as a deterrent to walking and cycling and would require further consideration in terms of the promotion of sustainable transport modes. In recognition of this potential barrier, it is considered that there is also an element of uncertainty against this SA Objective.	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral residual effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There is an Air Quality Management Area on Bridge Street in Witney ¹¹² as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic ¹¹³ . The findings of the appraisal against SA Objective 6 indicate that there is the potential for development at this site to reduce traffic along Bridge Street. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Pre-Submission Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). The policies within the Local Plan along with the delivery of the West End Link have the potential to improve air quality within Witney and along Bridge Street and have minor long-term positive effects. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards ¹¹⁴ . In 15 to 20 years' time low emission vehicles will make up the	+ ?

¹¹² Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

¹¹³ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

¹¹⁴ <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>					
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, the policies within the Local Plan along with the delivery of the West End Link have the potential to reduce traffic in Witney and have minor long-term positive effects on air quality. It is therefore considered that there is the potential for a minor short to medium term positive effect against this SA Objective through helping to reduce greenhouse gas emissions. However, there is still an element of uncertainty until project level assessments have been carried out and transport infrastructure improvements delivered.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<table border="1"> <tr> <td data-bbox="1906 293 1984 475">?</td> <td data-bbox="1984 293 2054 475">+</td> </tr> <tr> <td colspan="2" data-bbox="1906 475 2054 1018"></td> </tr> </table>	?	+		
?	+					
<p>11. Protect and improve soil and water resources</p>	<p>The site is underlain partly by a major aquifer and a minor aquifer both of which are considered to be of high vulnerability.¹¹⁵ The majority of the site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)'.¹¹⁶ In addition, the majority of the site falls within a Groundwater Drinking Water Protected Area which is considered to be 'at risk'.¹¹⁷ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by</p>	<table border="1"> <tr> <td data-bbox="1906 1018 1984 1171">- ?</td> <td data-bbox="1984 1018 2054 1171">--</td> </tr> <tr> <td colspan="2" data-bbox="1906 1171 2054 1279"></td> </tr> </table>	- ?	--		
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¹¹⁵ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

¹¹⁶ Ibid.

¹¹⁷ Ibid.

	<p>Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor; however, there is still an element of uncertainty until further lower level studies and assessments have been carried out.</p> <p>There is no known contamination or land stability issues associated with this site¹¹⁸ and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and will be available at the project level to address significant effects. Therefore the effects with regard to soil are considered to be neutral.</p> <p>It has been noted that this area also is located at the furthest point from the Witney sewage treatment works and that the existing sewers in the vicinity lack sufficient capacity.¹¹⁹ It is however anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site contains a mixture of agricultural land grades including grade 3a, 3b and Other. The grade 3a land is located in the centre and follows the line of the existing watercourse.¹²⁰ Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. The permanent major negative effects could be prevented if the development area could be reduced to exclude the grade 3a agricultural land.</p>	
12. Reduce the risk from all sources of flooding	<p>The majority of the site is in Flood Zone 1 but it also contains two small areas which are susceptible to flooding (Flood zone 2/3) to the south of the site – one is immediately adjacent to a main river and the runs parallel with the existing settlement of Witney.¹²¹ It would be recommended that these small areas are removed from the development and this would prevent any significant negative effects. It was stated in the Strategic Flood Risk Assessment (SFRA) that a Level 2 or 3 Flood Risk Assessment (FRA) will be required for development sites located adjacent to the River Windrush and its tributaries, to establish the extent of floodplains depending on the availability of modelled data from the EA.¹²²</p>	0 ?

¹¹⁸ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹¹⁹ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹²⁰ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹²¹ Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed May 2014]

¹²² Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

	<p>There is a strip running down the centre of the site which follows a watercourse which is susceptible to surface water flooding.¹²³ The Environment Agency (EA) emphasises that there is a history of significant surface water flooding in the area from the Hailey Road drain (main river) and that North Witney forms part of the catchment area for the Hailey Road drain and therefore they would require any development at the site to alleviate the flooding in Hailey Road.¹²⁴ Mitigation is offered by a number of Pre-Submission Draft Local Plan C Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the residual effects are considered to be neutral.</p> <p>The Witney Level 2 SFRA¹²⁵ (2015) found that there is scope to attenuate flows from the Hailey Road drain by the provision of a storage pond or ponds that would reduce the frequency of flooding on the Eastfield Road and Hailey Road. It also highlighted that there is the potential to use the West End Link bridge crossing to restrict flows subject to proper design of the highway structures to resist scour and seepage, which could potentially alleviate existing flooding problems in Witney. While reducing the frequency of flooding within Witney, including on Eastfield Road and Hailey Road, has the potential for long term positive effects against this SA Objective there are still a number of uncertainties. These primarily relate to the provision of the West End Link, which includes a river crossing of the River Windrush that passes through Flood Zone 3. The Witney Level 2 SFRA recommends that more detailed modelling should be undertaken to confirm the impacts of the final design of the WEL bridge crossing and to demonstrate that there is no unacceptable increase in flood risk as a result of the bridge construction.</p> <p>Taking these uncertainties into account, it is therefore considered that the residual effect will still be neutral, with an element of uncertainty until further detailed modelling has been carried out.</p>	
<p>13. Conserve and enhance biodiversity and geodiversity</p>	<p>The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. Land immediately to the north of the site, both to the west and east of New Yatt Road, lies within the Wychwood and Evenlode Conservation Target Area.¹²⁶ In the north of the site there is a small area (less than 0.5 ha) of deciduous woodland BAP habitat. The hedgerows in the northern part of the site are considered to be of local ecological importance; those in the south are poorer. There are known to be</p>	<p>0 ?</p>

¹²³ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

¹²⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹²⁵ WODC (Feb 2015) Witney Level 2 Strategic Flood Risk Assessment.

¹²⁶ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

	<p>bats, Great Crested Newts and other protected species nearby. Grey Partridge and the Yellow Wagtail have been recorded on the site.¹²⁷</p> <p>The Draft Infrastructure Delivery Plan (2012) identified that if strategic scale development were to come forward at North Witney in the longer-term, it would need to be supported by the following:</p> <ul style="list-style-type: none"> - West End Link Road - Phase 2 - A link road between Mill Street and West End providing an additional river crossing. - Northern Distributor Road - to connect the B4022 Hailey Road to the A4095 Woodstock Road and Jubilee Way via New Yatt Road. <p>The provision of an additional crossing over the Windrush River has the potential for negative effects on biodiversity as it is a CTA and an environmentally sensitive area. The route of the proposed West End Link Road also passes through an ecologically rich area: it lies within the Upper Windrush Conservation Target Area, containing Biodiversity Action Plan habitat; is within the Upper Windrush Meadow Ecological Alert Site (ecologically important, including for water voles) and the Windrush in Witney Project Area; and trees within the southern section of the route are protected by Tree Preservation Orders. This is an especially environmentally sensitive part of Witney and very careful attention will need to be given to the potential ecological impacts of development.¹²⁸</p> <p>The Council's most recent evidence includes a preliminary ecological appraisal of the north Witney site¹²⁹ and the West End Link. In relation to the north Witney site, the report concludes that the majority of the site has little ecological constraints and development within areas of arable farmland, improved grassland and amenity grassland could take place without encountering any significant ecological constraints. In relation to the West End Link, the report concludes that that through appropriate design, protection and mitigation measures, the identified constraints could be addressed and allow for the river crossing to occur without resulting in significant residual impacts on river habitats. The report recommends that a number of further surveys are carried out at the appropriate time.</p> <p>Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects as a result of proposed development on site; however,</p>	
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¹²⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹²⁸ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

¹²⁹ Land North of Witney and West End Link Preliminary Ecological Appraisal (Windrush Ecology February 2015)

	<p>there is still an element of uncertainty until lower level assessments have been carried out. The Council's most recent evidence suggests that there will be suitable mitigation available to ensure that there are no significant negative effects as a result of the associated road infrastructure improvements; however as further, more detailed assessment will be needed there remains an element of uncertainty. Potential for a residual neutral effect with an element of uncertainty.</p> <p>There are potential opportunities to benefit biodiversity, which could include contributions to conservation work on the Wychwood and Evenlode CTA and Upper Windrush Valley CTA. However at this stage these are uncertain. It is recommended that any proposal for development seeks to retain hedgerows and other boundary habitat features that frame and intersect the land. The Council should also seek contributions to contribute to the conservation work related to the Wychwood and Evenlode CTA and Upper Windrush Valley CTA.</p>					
<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Landscape</p> <p>A landscape assessment for Witney was carried out in 2007, with this site falling within two areas (C3 and C4) considered through the assessment. The assessment found that Area C3, which comprises the majority of the site is of high importance and sensitivity, because of its topography of rolling small scale valleys; its high intervisibility to the north (filtered) and south west from higher ground; its strong physical continuity with the Wychwood Uplands to the north; and its ancient landscape origins and rarity in a county context. The gap between Witney and Hailey is particularly sensitive given the ill defined gap due to the dispersed settlement pattern. The assessment found that Area C4 is of low-moderate overall sensitivity, as a small plateau area between small valleys, with low intervisibility to the wider countryside. The assessment recommended that the rural character of New Yatt Road should be maintained and enhanced.¹³⁰</p> <p>A landscape and visual review of strategic development options for Witney was carried out in 2012¹³¹ and built on landscape assessment work carried out in 2007¹³². The review concluded that provided a substantive landscape transition zone is retained next to Hailey/Poffley End in areas C3 and C4, this option could be developed on smaller scale (750 - 850 dwellings) as an extension to the existing built form. The landscape character is already influenced by the existing urban edge and the site could be partly developed without harm to the wider landscape. The review also proposed a number of recommendations that seek to protect and improve the urban edge and local landscape features. It</p>	<table border="1"> <tr> <td data-bbox="1906 587 1986 746">--</td> <td data-bbox="1986 587 2060 746">--</td> </tr> <tr> <td colspan="2" data-bbox="1906 746 2060 1208"></td> </tr> </table>	--	--		
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¹³⁰ Amanda Hopwood Landscape Consultancy (2007) West Oxfordshire Local Development Framework Witney Landscape Assessment 2007. Online at <http://www.westoxon.gov.uk/media/286886/Witney-landscape-assessment-2007-Full-report.pdf> [accessed May 2014]

¹³¹ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

¹³² West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>should be noted that the area identified as potentially being able to accommodate growth is the site being considered through this appraisal and the Local Plan.</p> <p>The site has previously been identified by the site promoter as potentially being able to accommodate 1,500 dwellings (although the most recent submission suggests a reduction to 1,200 homes). This higher level of growth has the potential for major long-term negative effects on an area considered to have high landscape/visual importance and sensitivity. Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. The landscape and visual review proposes a number of recommendations that seek to protect and improve the urban edge and local landscape features.</p> <p>Mitigation measures provided through the Local Plan and available at the project level may help to slightly reduce the significance of the potential effect. However, given the findings of the landscape and visual review (2012), in particular the conclusion that the site could only accommodate 750 - 850 dwellings, it is considered that the provision of 1,500 dwellings would have major long-term residual effects on the landscape. If the scale of proposed development was to decrease in line with the findings of the landscape and visual review then the significance of the effect would also reduce.</p> <p>The Draft Infrastructure Delivery Plan (2012) identified that if strategic scale development were to come forward at North Witney in the longer-term, it would need to be supported by the following:</p> <ul style="list-style-type: none"> - West End Link Road - Phase 2 - A link road between Mill Street and West End providing an additional river crossing. - Northern Distributor Road - to connect the B4022 Hailey Road to the A4095 Woodstock Road and Jubilee Way via New Yatt Road. <p>The major road infrastructure improvements necessary to support a strategic development at this site also have the potential for negative effects on landscape. Again, while mitigation measures provided through the Local Plan and available at the project level may help to slightly reduce the significance of the potential effect there is the potential for major long-term negative residual cumulative effects on the landscape.</p>	
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	<p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. There are three listed buildings within 150 m which are not currently screened by existing development/ landscape features.¹³³ The site is within 300 m of the Witney and Cogges Conservation Area to the south¹³⁴.</p> <p>There are unlikely to be any direct effects on heritage as a result of development in this location. However, there is the potential to indirectly affect heritage as a result of negative effects on the setting of the Listed Buildings and Witney and Cogges Conservation Area. There is also the potential for negative effects as result of the proposed West End Link that would support strategic development at this site. The bulk of the route which lies within and adjacent to the Witney Conservation Area.¹³⁵</p> <p>Considering the findings of the appraisal for landscape and the potential effects of development at this site cumulatively with the effects of major transport infrastructure improvements, it is considered that there is the potential for major long-term negative effects on the historic environment. The nature and significance of the effect will be dependent on the final scale of development as well as the layout and design. It is also closely linked to the potential effect on landscape as this will have indirect effects on the setting of the Conservation Area.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect, it is considered that the provision of 1,500 dwellings has the potential for major long-term negative residual effects on landscape.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and</p>	<p>+ ?</p>

¹³³ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

¹³⁴ West Oxfordshire District Council. Online at <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/> [accessed May 2014]

¹³⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.¹³⁶ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site is located approximately 3.2 km ¹³⁷ from both the main employment areas in Witney (Station Lane and West Witney Industrial Area)¹³⁸. Given the distance, it may be unlikely that the new development will support the existing main employment areas as much as other locations. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the northern part of Witney as the majority of the stock of employment premises areas are located in are concentrated in two main areas: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney¹³⁹. However, it was noted in the previous SA¹⁴⁰ that the topography of the site were considered unsuitable to accommodate large scale employment development and currently there are few large office premises within the town or on the larger estates on the periphery of the town¹⁴¹. Also, the site has relatively poor access to the main transport route through Witney and is distant from the A40 and therefore is also unlikely to help support, develop and attract competitive business sectors and enable enterprise and innovation as much as other sites. Although the site is unlikely to accommodate large scale employment development, it is still considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>

¹³⁶ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

¹³⁷ Measured from the south-eastern boundary where it joins New Yatt Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

¹³⁸ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

¹³⁹ Ibid.

¹⁴⁰ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

¹⁴¹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

North East Witney Potential for approx 680 dwellings, employment land, open space and community facilities/services. Note: the most recent developer submission (September 2014) indicates a scheme of 1,300 homes together with the provision of the Shores Green Slip Roads.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Local Plan Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with –Policy T1 - Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁴² by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p>	+ ?

¹⁴² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>Development on the site has the potential to lead to minor positive effects in the long-term. This is because Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))¹⁴³ for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>It was noted in the previous SA undertaken in 2010 that the sites topography could limit the potential provision of sports pitches.¹⁴⁴ However, as Witney has a current surplus of existing outdoor sports pitches¹⁴⁵ and there could be potential to provide other forms of open space, it is not considered likely to have any negative effects.</p>		
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁴⁶ by meeting the future needs of the District.</p> <p>The site is approximately 1.8 km walking distance from the town centre.¹⁴⁷ It is therefore considered to be outside a reasonable walking distance of the Town centre (within 1.6km). The site is also separated</p>	<p>+</p>	<p>?</p>

¹⁴³ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

¹⁴⁴ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

¹⁴⁵ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

¹⁴⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁴⁷ Measured from the western boundary where it joins Jubilee Way to the junction of Welch Way and the High Street. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

	<p>from the main town by Jubilee Way a distributor road which is likely to be a considerable barrier to integrating the development with the existing community. Given the distance to the town centre, development at the site is less likely to maintain or increase the vitality of the centre and the existing community. The effect is considered uncertain given the distance of the site form the Town Centre.</p> <p>The site is within the ward of Eynsham and Cassington (Lower Super Output Area (LSOA) E01028787) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services¹⁴⁸. As a result and in light of the mitigation provided by Policy WIT4, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	
4. Improve education and training	<p>As the site is located on the boundary of Witney, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km¹⁴⁹) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole the requirements for future requirements for education and training facilities are set out in the Council's Infrastructure Delivery Plan¹⁵⁰. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	+ ?

¹⁴⁸ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

¹⁴⁹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

¹⁵⁰ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.</p>	<p>0</p>	
<p>6. Improve accessibility to all services and facilities</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.¹⁵¹ The Final Witney Transport Study (March 2009) found that increases in traffic are likely affect the following junctions which were found to be already at capacity in 2007: Woodstock Road/ Jubilee Road and Oxford Hill/ Cogges¹⁵². A further forecast has been carried out and this has found that these junctions are also likely to be over capacity in 2030 prior to any new development being built¹⁵³.</p> <p>The provision of 680 dwellings along with employment land and associated services/facilities (or up to 1,300 homes as has most recently been suggested) has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues at Woodstock Road/ Jubilee Road and Oxford Hill/ Cogges junctions, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. The site promoter has suggested that this scheme could potentially deliver the Shores Green Slip Roads to provide a wider benefit to Witney. However, it is likely that development in this location would have a significant impact on traffic levels on Oxford Hill and Bridge Street as residents seek to travel to Witney town centre.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport</p>	<p>-</p>	<p>+</p>

¹⁵¹ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

¹⁵² Halcrow Group Limited (2009) Oxfordshire County Council Witney Transport Study Final Strategy. Online at <https://www.oxfordshire.gov.uk/cms/public-site/witney> [accessed May 2014]

¹⁵³ White Young Green (2012) Oxfordshire County Council Technical Note 1: Summary of Development and Infrastructure Strategic Modelling. Online at <http://www.westoxon.gov.uk/media/300353/Oxfordshire-County-Council-technical-note-1-Summary-of-development-and-infrastructure-modelling.pdf> [accessed May 2014]

	<p>assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>A segregated footway/cycleway runs along western side of Jubilee Way and feeds into network through Madley Park, affording access to primary and secondary schools and town centre, the latter being 1.6km away. The site is less than a kilometre from bus stops in Oxford Hill which include the high frequency S1/S2 Carterton-Witney-Oxford premium service. Hourly Witney Town Service runs along Jubilee Way and through Madley Park. It is assumed that services could be extended to include this site. There are no obvious physical constraints to development in this location and the site is not affected by any public rights of way.¹⁵⁴</p> <p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a minor long-term positive effect against this SA Objective.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered	0

¹⁵⁴ West Oxfordshire SHLAA Update (June 2014) [http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/)

	that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.		
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Bridge Street in Witney¹⁵⁵ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic¹⁵⁶. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to increase traffic along Oxford Hill Road, which eventually joins with Bridge Street. Large-scale development of up to 1,300 homes in this location is therefore likely to have a significant impact on traffic levels on Bridge Street and as such, there is the potential for residual negative effects on traffic in Witney. It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Further, more detailed transport modelling would be needed to ascertain the precise degree of impact – hence there remains an element of uncertainty. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual minor negative effect against this SA Objective.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards¹⁵⁷. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	- ?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from</p>	- ?	+

¹⁵⁵ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

¹⁵⁶ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

¹⁵⁷ <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve soil and water resources</p>	<p>The eastern edge of site is located on a groundwater Drinking Water Protected Area although this is considered to be 'probably not at risk and a very small part of the site is underlain by a minor aquifer of intermediate vulnerability.¹⁵⁸ Given the presence of the water sensitive features, it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There are no known contamination or land stability issues associated with this site and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and will be available at the project level to address significant effects. Therefore the effects with regard to soil are considered to be neutral.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p>	<table border="1"> <tr> <td data-bbox="1906 719 1984 874">0</td> <td data-bbox="1984 719 2060 874">-- ?</td> </tr> <tr> <td colspan="2" data-bbox="1906 874 2060 1278"></td> </tr> </table>	0	-- ?		
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¹⁵⁸ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

	The southern half of the site contains grade 3b agricultural land. ¹⁵⁹ The northern half containing grade 3 agricultural land although the data available for the site does not confirm whether the agricultural land is 3a or 3b ¹⁶⁰ . Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development of the northern part could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.	
12. Reduce the risk from all sources of flooding	The entire site is located in Flood Zone 1 although it is susceptible to surface water flooding particularly along and adjacent to its northern boundary as well as along its western and eastern boundaries. ¹⁶¹ Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.	0
13. Conserve and enhance biodiversity and geodiversity	The site is not in close proximity to any international or nationally designated biodiversity or geodiversity; however, it is within 150 m of the Wychwood and Lower Evenlode CTA to the north ¹⁶² . The site is also within 400 m of the Grimes and Little Grimes Local Wildlife Site (LWS) ¹⁶³ and Medley Brook runs along the northern boundary of the site. A number of farmland birds species have been recorded on this site including: Tree Sparrow; Grey Partridge; and Lapwing ¹⁶⁴ . Draft Local Plan Core Policy 18 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of	0 ?

¹⁵⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

¹⁶⁰ Ibid.

¹⁶¹ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

¹⁶² Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

¹⁶³ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹⁶⁴ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.					
14. Conserve and enhance landscape character and the historic environment	<p>Landscape</p> <p>A landscape assessment for Witney was carried out in 2007 and found that this site is in areas of high landscape importance and sensitivity. The area has strong landscape links with the landscape to the north and east with the higher ground the most visually sensitive. Although a small pocket lies below the 95m AOD contour which still largely defines the eastern limit of settlement at Witney, overall the area has a high landscape and visual sensitivity. A landscape and visual review of strategic development options for Witney was carried out in 2012¹⁶⁵ and built on landscape assessment work carried out in 2007.¹⁶⁶ While the review proposed some mitigation measures it ultimately concluded that development at this site should be avoided.</p> <p>A more recent landscape assessment (January 2015)¹⁶⁷ re-assesses the earlier work from 2007 and importantly, recommends that none of this site option is considered further as there are several objections in principle which cannot be mitigated through a reduction in the development area or landscape measures.</p> <p>Given the findings of the two landscape and visual reviews outlined above, it is considered likely that development at this site has the potential for major long-term negative effects on landscape. While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect there is still the potential for residual major long-term negative effects on landscape.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. It is within 500 m of the remains of a medieval moated manor, priory, settlement and associated features (Cogges) which are designated as a Scheduled Monument.¹⁶⁸ The site is also within 300 m of the Witney and Cogges Conservation Area to the south-west.¹⁶⁹ The Council's assessment of strategic site options identified that</p>	<table border="1"> <tr> <td data-bbox="1906 260 1984 421">--</td> <td data-bbox="1984 260 2056 421">--</td> </tr> <tr> <td colspan="2" data-bbox="1906 421 2056 1112"></td> </tr> </table>	--	--		
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¹⁶⁵ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

¹⁶⁶ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

¹⁶⁷ WODC (Jan 2015) Landscape and Visual Review of Two Additional Submissions for Witney Strategic Development Options prepared by Kirkham Landscape Planning.

¹⁶⁸ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

¹⁶⁹ West Oxfordshire District Council. . Online at <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/> [accessed May 2014]

	<p>development at this site would have an adverse impact on the setting of the town which would be difficult to mitigate given the sloping nature of the site.¹⁷⁰</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>Given the findings of the landscape and visual review, it is considered that there is also the potential for major long-term negative effects on the setting of heritage assets, which includes the Scheduled Monument and Witney and Cogges Conservation Area. While mitigation provided through Local Plan policies and available at the project level may help to reduce the significance of the effect there is still the potential for residual major long-term negative effects on heritage.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.¹⁷¹ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site is located approximately 1.9 km¹⁷² from the nearest of the main employment areas in Witney (Station Lane)¹⁷³. Given the distance, it may be unlikely that the new development will support the existing main employment areas as much as other locations. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the north-eastern part of Witney as the majority of the stock of employment premises areas are located in are concentrated in two main areas: Station Lane on the southern edge of Witney and the Downs Road/Range Road Area to the West of Witney¹⁷⁴. The provision of additional employment land here could also help support,</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>

¹⁷⁰ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

¹⁷¹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

¹⁷² Measured from the western boundary where it joins Jubilee Way. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

¹⁷³ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

¹⁷⁴ Ibid.

	develop and attract competitive business sectors and enable enterprise and innovation particularly as site has good access onto the A40. However, it was noted in the previous SA ¹⁷⁵ that the topography of the site were considered unsuitable to accommodate large scale employment development and currently there are few large office premises within the town or on the larger estates on the periphery of the town. ¹⁷⁶ Although the site is unlikely to accommodate large scale employment development, it is still considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

¹⁷⁵ West Oxfordshire District council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

¹⁷⁶ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Multi-site (spreading the housing requirement for Witney across a combination of the 4 sites above with the minimum level of development on any one site 300 dwellings)		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Local Plan Core Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.</p> <p>This Option could potentially allow for a greater level of housing growth compared to the other options and therefore the significance of the long-term positive effect could be greater. However, this is uncertain at this stage and dependent on the level of housing growth identified. It should also be noted that a reduced level of growth at the sites could reduce the ability to provide the necessary infrastructure to mitigate the impact of development and provide wider benefits.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity. Depending on the scale of development at each of the sites, this option may result in less localised negative effects compared to the other options. Conversely, it has the potential for minor negative effects over a larger area.</p> <p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a</p>	+ ?

	<p>result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁷⁷ by meeting the future needs of the District.</p> <p>As all of the potential site areas contain Greenfield land on the edge of the settlement, it is considered that this option could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, as for the other options this option could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))¹⁷⁸ for Witney as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>This option could potentially provide improvements over a wider area than the other single site options but are likely to be less significant locally in terms of their positive effects. Compared to the other Options, there is a greater level of uncertainty for the Multi-site Option as dispersed, smaller scale developments offer less potential for a coordinated approach to development and associated improvements to health facilities and the provision of open space, sports and recreation areas. However, compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>		
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies WIT4 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with –Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the</p>	+	?

¹⁷⁷ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁷⁸ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	<p>potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁷⁹ by meeting the future needs of the District.</p> <p>The North Witney site is marginally closer to the town centre at 1.5km away compared to East Witney and North East Witney, while Land South of the A40 is the furthest away at 2.3km. Development would be better focussed at the North, East and North East Witney sites as they are closer to the town centre and do not have any significant barriers to the integration of development with the existing community, such as the A40. Development at Land South of the A40 has the potential for negative effects given the distance from the town centre and barrier presented by the A40.</p> <p>Land to the South of the A40, North Witney and North West Witney are within wards recorded as being in the most deprived national decile with regard to physical proximity to services. The East Witney site is adjacent to a ward recorded as being in the most deprived national decile with regard to physical proximity to services.¹⁸⁰ As a result and in light of the mitigation provided by Policy WIT4, it is likely that this option will help improve access through the provision of new services and transport improvements. This could lead to minor long-term positive effects. Compared to the other options, the positive effects of this option are likely to be less significant locally given the dispersed nature of development. It should be noted that the significance of the effect will be dependent on the scale of growth and sites selected.</p>	
4. Improve education and training	<p>As all the sites are located on the boundary of Witney, a main service centre, they are considered to all be within a reasonable walking distance (within 1.6 km¹⁸¹) to one or more of the schools within the settlement boundary and therefore have good access to education facilities. As a result, this option has the potential for a minor positive effect against this SA Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Witney and the District as a whole</p>	+ ?

¹⁷⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

¹⁸⁰ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

¹⁸¹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan¹⁸². Therefore, it is anticipated that development as a result of this option could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>		
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.</p>	0	
6. Improve accessibility to all services and facilities	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	-	?

¹⁸² West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

	<p>Evidence suggests that there are high levels of traffic within Witney and congestion is a problem.¹⁸³ The potential impacts of growth at the strategic areas on the existing highway network were considered in the Final Witney Transport Study (March 2009). All of the site options have the potential to exacerbate current congestion issues within the existing road network, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. A more dispersed pattern of development consisting of a number of smaller sites is likely to have less significant localised impacts than a single site option. However, there is still the potential to contribute to increased levels of background traffic within the existing highway network.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual minor long-term negative effect with an element of uncertainty. It should be noted that for some of the sites, major road infrastructure improvements are needed to support any development. It is assumed that a smaller scale of development at the sites as would occur through this option would not support the significant transport infrastructure improvements that are necessary. This option is therefore less likely to result in minor long-term positive effects compared to the North and East Witney options. It is outside the scope of this strategic level appraisal to consider how the required road infrastructure improvements may affect the viability of development.</p> <p>Evidence suggests that there is the opportunity to access key destinations by sustainable modes of transport from each of the sites. There are also opportunities to improve walking and cycling routes as</p>	
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¹⁸³ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

	<p>well as public transport. The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel.</p> <p>The key difference between this option and the other single site options is that a dispersed pattern of development consisting of smaller scale sites limits the scope for the delivery of new public transport infrastructure/pedestrian (walking & cycling) links and/ or significant improvements to existing public transport infrastructure/pedestrian (walking & cycling) links. While there is the potential for contributions to enhance existing public transport and pedestrian links, these are less likely to be significant considering the reduced scale and dispersed nature of development. There is also less potential for a coordinated approach to the delivery of new public transport/pedestrian links alongside housing and potential employment uses, which means this option is less likely to reduce the need to travel and encourage more sustainable modes of transport.</p> <p>Therefore, there is a greater level of uncertainty with regard to the potential for positive effects for this Option through improvements to public transport and pedestrian links (walking and cycling). It should be noted that the significance of the effect will be dependent on the scale of growth proposed at each of the sites.</p>	
7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>It is assumed that the eastern part of the Land South of the A40 would not be developed as it is within a minerals consultation area¹⁸⁴. Therefore, there are unlikely to be any significant effects on minerals.</p>	-
8. Reduce waste generation and disposal	<p>Any development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.</p>	0

¹⁸⁴ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

<p>9. Reduce air pollution and improve air quality</p>	<p>There is an Air Quality Management Area on Bridge Street in Witney¹⁸⁵ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic¹⁸⁶. The findings of the appraisal against SA Objective 6 indicate that there is the potential for development to increase traffic within Witney and potentially along Oxford Hill, which eventually joins with Bridge Street.</p> <p>It is therefore considered that there is the potential for negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Draft Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport).</p> <p>It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual minor negative effect against this SA Objective. There is also an element of uncertainty until further project level studies and assessments have been carried out. The multi-site option is considered less likely to deliver the transport infrastructure improvements as the North and East site options given the reduced scale of development; there, it is considered less likely to result in minor positive effects.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards¹⁸⁷. In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	<p>- ?</p>	
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new</p>	<p>- ?</p>	<p>+</p>

¹⁸⁵ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

¹⁸⁶ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

¹⁸⁷ <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development as part of this option has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change.</p> <p>Smaller scale developments as could potentially occur through this option could potentially offer less choice of on-site renewable and low carbon technologies than for a larger scale single site option. However, this does not mean that smaller developments as part of a multi-site option could not meet the zero carbon standard. The government has recognised that it is not always possible (cost-effective, affordable, technically feasible) for development to incorporate on-site measures to reduce carbon emissions and is currently proposing that development can achieve the zero carbon standard by mitigating remaining emissions off-site¹⁸⁸. The introduction of 'Allowable Solutions' means that smaller developments as part of a multi-site option could abate carbon emissions off-site to achieve the zero carbon standard. Potential for minor long-term positive effect.</p>		
<p>11. Protect and improve soil and water resources</p>	<p>The appraisals for the individual site options found that there is the potential for development at North Witney and North East Witney to have residual minor negative effects on water quality as a result of the water sensitive features present, while Land South of the A40 and East Witney were found to have a neutral residual effect. The nature and significance of the effect for this multi-site option will be dependent on the scale and distribution of development between the sites. However, given that there is potential for development on water sensitive features, it is considered that this option has the potential for major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. Taking</p>	<p>- ?</p>	<p>-- ?</p>

¹⁸⁸ DCLG (Aug 2013) Next step to zero carbon homes - Allowable Solutions.

	<p>mitigation into account there is the potential for a minor negative residual effect.</p> <p>There is no known contamination or land stability issues associated with any of sites. However, it should be noted that Land South of the A40 has an old railway line running through the site as well a historic landfill site (Ducklington) ¹⁸⁹, an active sewage works¹⁹⁰ and an abattoir located adjacent to the northern boundary of the site. There has been a number of significant pollution incidents to water recorded on the adjacent Sewage Works.¹⁹¹ Given the proximity of these adjacent uses and as there is evidence of hydrological connectivity between the development site and these adjacent uses, there could be an increased the likelihood of contaminants being present on the site. In addition, part of the site is covered by a 250 m buffer zone to the historic landfill site to the north-east.¹⁹² This has the effect of reducing the development area due to an increased risk of contamination being present. However outside of this buffer zone for the landfill site and adjacent to the other uses, the risk of contaminants being present is low and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address significant effects either on this SA Objective or on SA Objective 2. It is therefore considered that this option will have a residual neutral effect.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure.</p> <p>Available evidence shows that the North, East and North East sites all contain areas of Grade 3 agricultural land; however, it does not identify in these cases if it is Grade 3a or 3b. Land South of the A40 predominantly contains Grade 3b agricultural land with a few strips of Grade 3a near the north-eastern and eastern boundaries.¹⁹³ Taking a precautionary approach it is therefore assumed that development at any of the sites has the potential for the permanent loss of best and most versatile agricultural land. It is therefore considered that this option has the potential for a permanent major negative effect on this SA Objective. It should be noted that the significance of the effect is dependent on the final scale and distribution of development' therefore, there is an element of uncertainty.</p>	
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¹⁸⁹ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

¹⁹⁰ Ibid.

¹⁹¹ Ibid.

¹⁹² Information provided by West Oxfordshire District Council May 2014.

¹⁹³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

12. Reduce the risk from all sources of flooding	<p>The majority of the sites are within Flood Zone 1; however, the south western parcel of land that forms part of the East Witney site is within Flood Zone 2 and two small areas of the North Witney site are in Flood Zones 2/3 in the south. Some of the sites are identified as having issues with surface water flooding.¹⁹⁴</p> <p>Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address surface water flooding issues. Potential for a residual neutral effect. Given that the final scale and distribution of development across the sites is not known it is considered that there is also an element of uncertainty.</p> <p>It has been noted that significant mitigation may be required to address surface water flooding issues at the North Witney and East Witney Site. It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development.</p>	0 ?	
13. Conserve and enhance biodiversity and geodiversity	<p>None of the sites are within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that any proposals for development at these sites should seek to retain and enhance any locally important biodiversity features. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	0 ?	
14. Conserve and enhance landscape character and the historic environment	<p>Landscape</p> <p>Landscape assessment work carried out in 2007 2012 and 2015 identified that development at these sites has the potential for major negative effects on landscape. The significance of the effect is dependent on the final scale and distribution of development. This option provides an opportunity for a lower scale of development at each of the sites, which means that the significance of the localised negative effect is likely to be less than for the single site options for those areas. However, given the findings of the landscape assessment and visual review work there is still the potential for a major long-term negative</p>	- ?	- ?

¹⁹⁴ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

	<p>effect on landscape.</p> <p>The cumulative effect of a number of smaller scale developments on the landscape is difficult to determine as each site that forms part of the Multi-site option has varying levels of landscape importance and sensitivities and are in different landscape settings. With this in mind you could potentially assume that the impact of a number of smaller sites would be less than a larger site within an individual landscape setting. However, in the years extending further beyond this plan period, it is highly likely that there will be further development at these sites and if this happens in piecemeal stages rather than as a single masterplanned form, then the resultant growth may lack the cohesion and appropriate mitigation that a larger site can deliver. It should also be noted that this option doesn't necessarily preclude larger developments at each of the sites. Given the findings of the recent SHMA, it is possible that a much higher level of housing growth could be identified to meet the needs of the District. Given the sensitivity of the landscape surrounding Witney and the findings of the landscape assessment work, it is considered that large scale growth on all of these sites would constitute an absolute sustainability constraint.</p> <p>Mitigation measures provided through the Local Plan and suggested through the landscape assessment evidence may help to slightly reduce the significance of the potential effect. Despite the mitigation provided by Local Plan Policies and available at the project level, it is still considered that there is the potential for a residual minor medium to long-term negative effect on this SA Objective. Compared to the other Options, this Option has less potential for a significant effect during the life of the plan but could have a greater negative effect on landscape in the long-term, after the life of the Plan.</p> <p>Historic Environment</p> <p>None of the sites have any designated heritage assets within or directly adjacent to the boundary. Despite this, the individual appraisals for the sites found that there is the potential for major long-term negative effects on heritage as a result of development at all the sites. This option provides an opportunity for a reduced scale of development at each of the sites, which means that the significance of the localised negative effect is likely to be less than for the single site options for those areas. However, despite available mitigation, it is considered that development on each of the sites has the potential for a minor cumulative negative effect on the historic environment of Witney.</p> <p>The effect of the multi-site option is will be dependent on the combination of sites selected and scale of development for each area. There is an element of uncertainty for all options until detailed proposals and project level assessments have been carried out.</p>	
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15. Maintain high and stable levels of employment	<p>All of the sites have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.¹⁹⁵ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>Land South of the A40 and East Witney have the best access to the main areas of employment, which includes Station Lane on the southern edge of Witney. These areas provide units of a range of sizes and quality as well as development opportunities. There are relatively few other large employment sites elsewhere in the town.</p> <p>A multi-site option consisting of a number of smaller scale developments has less potential for a coordinated approach to the delivery of new employment alongside housing, community facilities and improved sustainable transport modes compared to a single site option. Despite this, it is considered that this Option still has the potential for a positive effect on economy and employment. A reduced quantum of housing (as tested through this multi-site option) at each of the sites could potentially offer an opportunity to provide additional business space on the sites; however, this is uncertain at this stage. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	+ ?
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

¹⁹⁵ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Carterton Sites

East Carterton Potential for approx 700 dwellings, employment land, open space and community facilities/services. Note: this site is now the subject of a resolution to grant outline planning permission subject to Section 106 legal agreement.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity. The site is close to RAF Brize Norton ¹⁹⁶ which could mean that new residential properties may be affected by noise, light and air pollution. This could result in negative effects on health. However, extensive noise mapping has been carried out by the MOD and the latest report shows that the site is outside of the flight path and areas which experience the highest level of noise (greater than 63 dB LAeq, 16h which is the average level of noise produced by the activities throughout the 16 hour period) ¹⁹⁷ . Furthermore a	+ ?

¹⁹⁶ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed May 2014]

¹⁹⁷ Ministry of Defence (2014) Occupational and Environmental Medicine Wing Noise and Vibration Division. Royal Air Force Centre of Aviation Medicine. A Report on an Environmental Noise Survey of Aircraft Activity at RAF Brize Norton. Online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278275/NASM_Brize_Norton_OEM_04_14.pdf [accessed May 2014]

	<p>noise assessment carried out in 2012; found that the overall noise climate at site was dominated by road traffic.¹⁹⁸ There may be a potential risk to human health as part of the site is considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site – please see SA Objective 11. However, It is considered that suitable mitigation is available from Local Plan Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p> <p>In line with Policy CA3, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing¹⁹⁹ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Development on the site has the potential to lead to minor positive effects in the long-term. This is because Local Plan Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Local Plan Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))²⁰⁰ and for the Carterton area as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>	
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¹⁹⁸ Hepworth Acoustics Ltd (2012) Proposed Residential Development – East of Carterton Planning Noise Assessment. On behalf of Bloor Homes Ltd. Online at http://planningconsultation.westoxon.gov.uk/gf2.ti/awf/258338/10581/PDF/-/East_Carterton_Noise_Assessment_Jan_2012.pdf [accessed May 2014]

¹⁹⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁰⁰ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

3. Promote thriving and inclusive communities	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁰¹ by meeting the future needs of the District.</p> <p>The site is approximately 1.3 km walking distance from the town centre²⁰². It is therefore considered to be within reasonable walking distance of the Town centre (within 1.6km). The site is also separated from the main town by Monahan Way but mitigation provided by Policy T1 – Sustainable Transport should prevent this from being a barrier to integrating the development with the existing community. Given the distance to the town centre, development at the site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to minor positive effects against this SA Objective.</p> <p>The site is within the ward of Brize Norton and Shilton (Lower Super Output Area (LSOA) E01028766) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services²⁰³. As a result and in light of the mitigation provided by CA3, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	+	+
4. Improve education and training	As the site is located on the boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (approximately 1.6 km ²⁰⁴) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.	+ ?	

²⁰¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁰² Measured from the southern boundary where it joins Carterton Road to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²⁰³ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

²⁰⁴ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan²⁰⁵. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>		
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.</p>	0	
6. Improve accessibility to all services and facilities	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	0 ?	+

²⁰⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

	<p>An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.²⁰⁶ The assessment found that while development at this site is predicted to have the smallest impact on the local road network when compared to the other sites, it also has the joint largest effect on the Principal Distributor Route. Upavon Way was identified as being impacted least when development is located in the east site when compared to the other potential sites. The assessment identified that development at this site could increase traffic on three links that have been identified as possibly needing future intervention, which are Monahan Way, B4477 between Monahan Way and the A40 and the western end of Carterton. It was concluded that these links would be likely to require some form of mitigation. The assessment also suggests that there is a significant demand for trips between Carterton and Witney and the A40 for employment. A trend is also evident for trips to the A361 and A420, with high AM peak flows from Carterton matched by higher PM peak flows toward Carterton.²⁰⁷ It should be noted that the Carterton road network has been identified as not being congested.²⁰⁸</p> <p>The provision of approx 700 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and have impacts on Monahan Way, the B4477 (between Monahan Way and the A40) and the western end of Carterton, with the potential for a long-term negative effect on this SA Objective unless appropriate mitigation is provided.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Local Plan Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available</p>	
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²⁰⁶ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

²⁰⁷ Ibid.

²⁰⁸ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

	<p>at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral long-term negative effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site contains one public right of way which crosses the site northeast/ southwest ²⁰⁹ and a public footpath crosses the site north-south. Additional access linkages could be made within the landscape transition zone providing a link to the Kilkenny Lane Country Park.²¹⁰ The transport assessment noted that existing pedestrian and cycle infrastructure gravitates from the southern and western edges of the proposed site towards the town centre and key destinations within Carterton.</p> <p>The site has reasonable access to the town centre as well as a local centre situated in the nearby Shilton Park development. The site is close to a number of employment opportunities including the West Oxfordshire and Ventura Business Parks and the main gate of RAF Brize Norton. In terms of education, the site is close to a number of existing primary schools and is relatively close to Carterton Community College (approx 1.3km at the closest point). In March 2010, Oxfordshire County Council stated that if a strategic site is to be included at Carterton, 'it would be preferable for it to be located to the east of the town in terms of it offering better access to employment, services and facilities'.</p> <p>The site adjoins the routes of both the S1 and S2 premium bus services which provide regular connections to Witney and Oxford. There are two bus stops on Monahan Way adjacent to the site. The number 19 service, which operates hourly, also serves Monahan Way and provides an additional service to Witney, as well as serving Canfield, Bampton, and Ducklington. The Halcrow Report (2009) stated that 'the potential development site at east Carterton has the best accessibility to key destinations using existing bus services' and that 'with the exception of Swindon Town Centre, the average journey times from the potential development site at East Carterton are comparably better than other potential development sites by a notable margin'.²¹¹</p> <p>The provision of housing, employment, and associated facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	
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²⁰⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²¹⁰ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

²¹¹ Ibid.

7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards²¹². In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	0 ?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions as a result of increased traffic. However, this is unlikely to be significant given the mitigation measures provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-</p>	0 ?	+

²¹² <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>		
<p>11. Protect and improve soil and water resources</p>	<p>This strategic site contains a minor aquifer of high vulnerability and is in Surface Water Safeguarded Zone.²¹³ In addition, the site also contains two Groundwater Drinking Water Protected Areas one of which is considered to be 'at risk' and the other 'probably not at risk.'²¹⁴ The site is also partly underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating).'²¹⁵ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There is no known contamination or land stability issues on the majority of site, however, the Environment</p>	<p>- ?</p>	<p>-- ?</p>

²¹³ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²¹⁴ Ibid.

²¹⁵ Ibid.

	<p>Agency (EA) has identified an area of potentially contaminated land in the south east of the site that will require some further investigation although this is not considered to be an issue of any significance.²¹⁶ Furthermore, the site is adjacent to a number of areas of identified contaminated land²¹⁷ which are generally associated with military activity and quarrying and as a result there could be an increased likelihood of contaminants being present on the site. The potential presence of contaminants and the presence of contaminated land could pose a risk to human health if development goes ahead on the site leading to major negative effects both on this SA Objective but also minor negative effects on SA Objective 2. However, it is considered that suitable mitigation is offered by Draft Local Plan Core Policy 22 - Environmental Protection and that it will also be available at the project level to address any significant effects. Therefore the residual effects with regard to soil are considered to be minor negative.</p> <p>The site contains grade 3 agricultural land although the data available for the site does not confirm whether or not the agricultural land is 3a or 3b²¹⁸. Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
<p>12. Reduce the risk from all sources of flooding</p>	<p>The site is located in Flood Zone 1 and therefore there is a low risk of flooding occurring at the site.²¹⁹ The south-eastern corner of the site is adjacent to an area of medium to high flood risk (Flood zones 2 and 3).²²⁰ The north and eastern boundary of the site is covered by 'surface water risk – 1 in 200 year rainfall'²²¹ and therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>

²¹⁶ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

²¹⁷ West Oxfordshire District Council (2014) Contaminated Land Map. Information provided by the Council on request.

²¹⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²¹⁹ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²²⁰ Ibid.

²²¹ Ibid.

	has also been noted that given the developments location, it could offer an opportunity to potentially reduce existing surface water run-off. ²²² In light of the mitigation available and the potential for resolving an existing flooding issue, it is anticipated that surface water issues could be resolved and therefore there are likely to be positive effects resulting from the development at this site.	
13. Conserve and enhance biodiversity and geodiversity	<p>The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. There is a small area of deciduous woodland BAP habitat adjacent to the southern boundary and other small areas of deciduous woodland in close proximity to the north and north east.²²³ A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Turtle Dove; Yellow Wagtail; and Lapwing²²⁴. The Council's assessment of strategic sites concluded that the site appears to have no significant ecological constraints, although it advises that further assessment should be carried out.²²⁵</p> <p>Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity through the extension of Kilkenny Country Park as a contribution to the South Cotswolds CTA. However at this stage this is uncertain.</p>	0 ?

²²² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

²²³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²²⁴ Ibid.

²²⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Landscape</p> <p>A landscape assessment for Carterton was carried out in 2009 and found that this site is in areas of high local and medium district landscape/visual importance and high landscape/visual sensitivity.²²⁶ The landscape assessment stated that, the topography of the area is a plateau sloping north, south east and south, the eastern end of the ridge north of the original Carterton settlement, with a pronounced bulge of land which is above 90m AOD. The shape of the sloping ridge means that the ground is highly visible from the north, south east, and south. The area is a large scale, open, agricultural landscape. The area constitutes the gap between busy and expanding Carterton and the relatively tranquil long established settlement of Brize Norton, and is part of the agricultural setting of the village. The area is the eastern end of a pronounced ridge with a generally weak landscape structure and high intervisibility; it is an important gap between Carterton and Brize Norton and a visual contrast to the large scale airfield development. Although this type of landscape, with a weak landscape structure, can sometimes be capable of absorbing development within a strong new landscape framework, in this case due to the sloping topography it would be difficult to screen any development effectively in views from higher ground. More importantly, the settlement gap would be lost. The open agricultural fields are part of the setting of Brize Norton; there are strong historic links between rural villages and their agricultural hinterland, and the possible replacement of the fields even with a planted buffer would remove that visual and physical linkage.²²⁷</p> <p>A landscape and visual review of strategic development options for Carterton was carried out in 2012²²⁸ and built on landscape assessment work carried out in 2009²²⁹. The review found that the eastern parts of the site are important to the setting of Brize Norton, while the western part is visually exposed but of lower landscape value and heavily influenced by the urban form. It was recommended that the setting of Brize Norton is protected and that a development of 500 to 700 dwellings could be accommodated.</p> <p>Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape. As recommended in the 2012 landscape and visual review mitigation could include the provision of open space and planting to improve green infrastructure.</p>	<p>- ?</p>	<p>?</p>
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²²⁶ Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Carterton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/286922/Carterton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

²²⁷ Ibid.

²²⁸ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

²²⁹ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>It is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. The nature and significance of the effect will be dependent the final scale, layout and design of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. The site is within 200 m of a large number of listed buildings located mainly to the north east and south east.²³⁰ There are no known archaeological sites or features directly associated with this site. Local Plan Policy EH6 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and conserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p>	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²³¹ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>Given that the site is adjacent to RAF Brize Norton (south), there could be potential for introducing industrial/ office development on the southern part of the site to provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise, odour and air quality created by the operation of the airbase.</p>	+ ?

²³⁰ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

²³¹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	Furthermore, the site is adjacent ²³² to two of the main employment areas in Carterton (RAF Brize Norton and Ventura/ West Oxon Business Parks ²³³) and the site has good access onto the A40. The site's good location and its size could enable the development of a large scale offices premises which could benefit the economy through helping support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

²³² Measured from the southern boundary where it joins Carterton Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²³³ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

REEMA North and Central		
Potential for approx 400 dwellings, employment land, open space and community facilities/services. It should be noted that land at REEMA North now benefits from planning permission for 200 homes.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Local Plan Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>There is no known contamination or land stability issues on the majority of site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective. However, It is considered that suitable mitigation is available from Local Plan Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p> <p>In line with Local Plan Policies CA3 and OS3, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Local Plan Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term.</p>	+ ?

	<p>Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²³⁴ by meeting the future needs of the District.</p> <p>As the site contains previously developed land within the settlement and as a result it is not considered to affect access to the countryside.</p> <p>Development on the site has the potential to lead to minor positive effects in the long-term. This is because Local Plan Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Local Plan Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))²³⁵ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>					
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Local Plan Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Local Plan Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²³⁶ by meeting the future needs of the District.</p>	<table border="1"> <tr> <td data-bbox="1906 783 1989 882">+</td> <td data-bbox="1989 783 2056 882">++</td> </tr> <tr> <td data-bbox="1906 882 1989 1112"></td> <td data-bbox="1989 882 2056 1112"></td> </tr> </table>	+	++		
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²³⁴ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²³⁵ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

²³⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>The northern parcel is approximately 0.9 km walking distance from the town centre and the southern parcel is approximately 0.2 km away.²³⁷ Its access to the town centre is therefore considered to be excellent and as a result the development at the site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to major long-term positive effects against this SA Objective.</p> <p>The site is not recorded as being within the most deprived national decile for any type of indicator of multiple deprivation.²³⁸ However, it is likely that the development will help improve any deprivation in the area in a number of ways including through delivering new high quality housing, new services and employment opportunities. This could lead to minor long-term positive effects.</p>	
<p>4. Improve education and training</p>	<p>As the site is located within the settlement boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km²³⁹) to one or more of the schools within Carterton. As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan²⁴⁰. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>

²³⁷ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way - to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²³⁸ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

²³⁹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

²⁴⁰ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

	with Local Plan Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.		
5. Maintain a low level of crime and fear of crime	With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should prevent any significant negative effects.	0	
6. Improve accessibility to all services and facilities	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There is less transport assessment evidence available for this site compared to the other options. However, the site is Brownfield land and already contains residential development and the Carterton road network is not considered to be congested; therefore, it is considered that development is unlikely to significantly increase levels of existing traffic.²⁴¹ It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site is in close proximity to the town centre and to a primary school. S1 and S2 high frequency bus services to Carterton town centre, Witney and Oxford and 64 service to Swindon with bus stops on Upavon Way and Brize Norton Road. The redevelopment of the site has the potential to improve sustainable transport modes, in particular walking and cycling links to the town centre given its proximity. This could also benefit any development at East Carterton, to the east of this site, if both areas were to be developed.</p> <p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective.</p>	0 ?	+

²⁴¹ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. The Site is located on previously developed land which supports this SA Objective. However, the environmental value of the area is unknown although given the nature of the site and its location within the town centre it is considered unlikely to have high environmental value. Potential for a major long-term positive effect.	++	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Local Plan Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	<p>There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Local Plan Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 - Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is still an element of uncertainty until lower level studies and assessments have been carried out.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards²⁴². In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>	0 ?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is likely that development at this site will not have negative effects on greenhouse gas emissions as a result of increased traffic in the short to medium term. It is considered</p>	0 ?	+

²⁴² <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>that suitable mitigation is provided through Local Plan Core Policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and is available at the project level to address any negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Local Plan Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>					
<p>11. Protect and improve soil and water resources</p>	<p>Both parcels of the strategic site contain a minor aquifer of high vulnerability and are in a Surface Water Safeguarded zone.²⁴³ Part of REEMA North contains a Groundwater Drinking Water Protected Area which is considered to be 'at risk' with the rest of REEMA North and REEMA Central contains another Groundwater Drinking Water Protected Area which is considered to be 'probably not at risk.'²⁴⁴ In addition part of REEMA North is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating).'²⁴⁵ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. However, groundwater investigations carried out by consultants in support of a planning application on the site, did not indicate any significant risks to controlled waters²⁴⁶ and therefore there are unlikely to be any significant effects on water quality. In addition, mitigation is offered to a certain extent by Local Plan Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and</p>	<table border="1"> <tr> <td data-bbox="1906 783 1989 938" style="background-color: yellow;">- ?</td> <td data-bbox="1989 783 2060 938" style="background-color: blue;">0</td> </tr> <tr> <td colspan="2" data-bbox="1906 938 2060 1244"></td> </tr> </table>	- ?	0		
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²⁴³ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²⁴⁴ Ibid.

²⁴⁵ Ibid.

²⁴⁶ Information provided by West Oxfordshire District Council May 2014

	<p>causing no deterioration and , where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor on water resources.</p> <p>There is no known contamination or land stability issues on the majority of site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective but also against SA Objective 2. However, investigations carried out by consultants in support of a planning application on the site found no constraint to the development arising from ground contamination.²⁴⁷ In light of this information and also because suitable mitigation is offered by Local Plan Policy EH6 - Environmental Protection, there are unlikely to be any significant effects on soils. Furthermore, the site is located within the existing settlement footprint and is not identified as containing any agricultural land²⁴⁸. Therefore, the residual effects on soil against this objective are considered to be neutral.</p>	
12. Reduce the risk from all sources of flooding	Both REEMA North and REEMA Central fall with Flood Zone 1 where there is considered to be a low risk of flooding occurring. ²⁴⁹ There are a number of areas of land within the two distinct parcels of site which are susceptible to surface water flooding ²⁵⁰ and therefore development could exacerbate existing flooding issues with the potential to increase flooding elsewhere. Surface water flooding is a particular concern in Carterton. ²⁵¹ This could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 (Flood Risk) where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.	0
13. Conserve and enhance biodiversity and geodiversity	<p>The site is situated within Carterton and consists of MOD housing. The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. A small area of deciduous woodland BAP habitat is situated to the south east of the site; however, they are separated by an existing road.²⁵² A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Tree Sparrow; Turtle Dove; Yellow Wagtail; and Lapwing.²⁵³</p> <p>Local Plan Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will</p>	0 ?

²⁴⁷ Ibid.

²⁴⁸ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²⁴⁹ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²⁵⁰ Ibid.

²⁵¹ Information provided by West Oxfordshire District Council May 2014.

²⁵² Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²⁵³ Ibid.

	need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until further lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.		
14. Conserve and enhance landscape character and the historic environment	<p>Landscape The site is Brownfield land consisting of old MOD housing. The redevelopment of this site has the potential for a long-term positive effect on townscape. The significance of the positive effect will be dependent on the final design and layout of development. Local Plan Policy OS4 (High Quality Design) expects proposals for development to demonstrate high quality, inclusive sustainable design that respects and contributes to local distinctiveness and enhances the character and quality of the surroundings.</p> <p>Historic Environment There are no designated heritage assets within or directly adjacent to the site. There are some Listed Buildings over 400m away from the site to the west; however, it is unlikely that there would be any negative effects as a result of development. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address any potential negative effects on heritage; however, there is still an element of uncertainty until lower level assessments have been carried out. The potential positive effects on townscape have the potential for an indirect positive effect on the historic environment in Carterton.</p>	+	+ ?
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁵⁴ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site (consisting of two parcels of land) is located close to the town centre and is within 0.8 km²⁵⁵ of all the main employment areas in Carterton (RAF Brize Norton, South Carterton Industrial Estate and</p>	+ ?	

²⁵⁴ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁵⁵ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

	Ventura/ West Oxon Business Parks ²⁵⁶) and therefore new development here is likely to support the existing main employment areas. The site also benefits from having good access to the main transport route through Carterton and eventually to the A40 and therefore is also likely to help support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth and competitiveness.	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

²⁵⁶ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Northern Extension (Kilkenny Farm site)		
Potential for approx 1,000 dwellings, employment land, open space and community facilities/services (note: the site promoter has recently suggested the quantum of development (350 – 750 units) could be reduced to address landscape impact concerns).		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Local Plan Policies OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Local Plan Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity.</p> <p>The site is also adjacent to an existing white limestone quarry – Burford Quarry²⁵⁷ and it has been noted that the white limestone in this area can be sufficiently hard to require blasting to work it and therefore a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. This is to protect people and property from light, air, vibration and noise pollution. Apart from land in the immediate vicinity of Kilkenny Farm itself the majority of the site lies within 350m of Burford Quarry.²⁵⁸ Therefore any new development could be affected by noise, light and air pollution. This could lead to negative effects in the long-term on this SA Objective. However, during discussions between West Oxfordshire and the County Council, the County Council has agreed that, provided the proposed development is designed and phased such that there will always be a buffer of at least 100m from the boundary of the permitted area of Burford Quarry to the nearest houses (or other</p>	+ ?

²⁵⁷ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

²⁵⁸ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

	<p>sensitive land uses) and that there will always be a buffer of at least 350m from the working face of the quarry to the nearest houses (or other sensitive land uses), then the proposed development should not be prejudicial to the mineral working and associated activities that are currently permitted at Burford Quarry, or to a potential westward extension of the quarry.²⁵⁹ In addition, mitigation is available in the form of Policy EH6 (Environmental Protection). Therefore, in light of the above, the residual effects are considered to be neutral.</p> <p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Draft Local Plan Core Policy 24 - Transport and Movement. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁶⁰ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))²⁶¹ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on</p>	
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²⁵⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

²⁶⁰ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁶¹ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	this site.		
3. Promote thriving and inclusive communities	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing²⁶² by meeting the future needs of the District.</p> <p>The site is approximately 1.9 km walking distance from the town centre.²⁶³ It is therefore considered to be outside of a reasonable walking distance of the Town centre and given the distance (within 1.6km), development at the site less likely to maintain or increase the vitality of the centre and the existing community. Also, the site is separated from the main town by the Country Park which makes integration with the existing community more difficult. Overall, it is considered that development at this location will lead to minor negative effects against this SA Objective.</p> <p>The site is within the ward of Brize Norton and Shilton (Lower Super Output Area (LSOA) E01028766) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.²⁶⁴ As a result and in light of the mitigation provided by Policy CA3, it is likely that development at this site will help improve access to services as new services could be provided on the site. This could lead to minor long-term positive effects.</p>	+	-
4. Improve education and training	As the site is located on the boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km ²⁶⁵) to one or more of the schools within the settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective.	+ ?	

²⁶² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

²⁶³ Measured from the southern boundary where it joins Swinbrook Road to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²⁶⁴ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

²⁶⁵ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan²⁶⁶. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated. The site promoter has recently suggested the scale of development could be reduced to between 350 – 750 dwellings to address landscape concerns. The lower end of this range would be unlikely to trigger provision of a new primary school.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>		
5. Maintain a low level of crime and fear of crime	<p>With regard to this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should address any significant negative effects.</p>	0	
6. Improve accessibility to all services and facilities	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p>	0 ?	?

²⁶⁶ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

	<p>The Oxfordshire Local Transport Plan 2011 - 2030 identifies the Carterton road network as not being congested.²⁶⁷ An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.²⁶⁸ The assessment found that trips generated as a result of potential development at this site have the joint largest effect on the Principal Distributor Route compared to the other Options, alongside the East Carterton site. The Main Distributor Routes are predominantly affected by trips attracted east to the A40 and on Upavon Way when housing development is located at the North site. Only three Local Access Routes were identified as potentially being affected by trips generated from the North site: Swinbrook Road, Burford Road (town centre) and Black Bourton Road (accessing destinations in the southern part of Carterton). It was also noted that locating housing in the potential development site at North Carterton has the greatest effect on the Rural Distributor Routes, when compared to the other sites, due to the volume of trips on Burford Road north of Monahan Way.</p> <p>The assessment identified five links that would possibly need future intervention as a result of development at this site. Of these links the B4477 North of Monahan Way (Main Distributor Route) and Burford Road (Rural Distributor Route) experience the largest vehicle flows. There would also be increases on the eastern part of Upavon Way (Main Distributor Route), Burford Road within Carterton (Local Access Route) and Black Bourton Road (Local Access Route). In August 2011, Oxfordshire County Council stated that the Burford Road would require upgrading and widening along the full length, from north of Monahan Way to the junction with the A40, to accommodate traffic from proposed development and that the impact of the improvements to Burford Road on existing travel patterns requires evaluation. They further state that 'it is likely improvements to Burford Road would make this an attractive route for existing journeys which may place increased pressure on the Burford Road and its junctions with the A40 and B4477 Monahan Way'.²⁶⁹</p> <p>The provision of approx 1,000 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and have impacts on the road links identified above, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. Whilst a reduced quantum of development would help to reduce traffic impact, it is still likely to be significant.</p>	
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²⁶⁷ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

²⁶⁸ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

²⁶⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until further lower level assessments have been carried out. Given that there are no existing issues with traffic and available mitigation it is considered that there is the potential for residual neutral effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site is not well related to existing services, facilities and employment opportunities. The centre of the site is approximately 3km from Carterton town centre via Monahan Way and Brize Norton Road. The northernmost part of the site is around 3.5km from the town centre via the same route. The distance for pedestrians from the centre of the site to the town centre could be reduced to around 1.8km through the provision of new pedestrian links across the Kilkenny Country Park but this is still beyond the recommended 1.6km walking distance.</p> <p>In terms of access to public transport, no bus services operate along Kilkenny Lane or Burford Road. The nearest bus service to the site is route 19, which operates through the Shilton Park development to the south. The premium S2 service operates via Monahan Way to the east of the site. The nearest bus stops are on Trefoil Road and on Monahan Way adjacent to Teasel Way. Both are outside the recommended 400 metre maximum walking distance therefore service enhancements or diversions would be required.</p> <p>The site contains one public right of way which crosses the site in the middle north/ south²⁷⁰. There is also a path which partly follows the southern boundary east/west which connects Shilton Road to Kilkenny</p>	
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²⁷⁰ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

	<p>Lane.²⁷¹ A public bridleway runs north/south from the quarry to Kilkenny Lane and west to Shilton. Kilkenny Lane is quiet in nature and would also facilitate walking and cycling. There is the potential for new pedestrian and cycle linkages from Kilkenny Lane which would facilitate access to the various facilities available to the south.</p> <p>In August 2011, Oxfordshire County Council stated that this proposal presents the weakest transport opportunities of all the sites considered in terms of the significant investment in highway infrastructure needed, poor access to key facilities by walking and cycling and poor access to public transport. On this basis they strongly recommended that the site should not be taken forward as a preferred site.</p> <p>The provision of housing, employment and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. However, given the distance from and poor access to walking and cycling there is greater uncertainty with the potential for development at this site to deliver positive effects to sustainable transport modes compared with other options.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p> <p>Approximately half of the site is in a mineral consultation area.²⁷² If extraction is not carried out prior to development, then this could effectively sterilise the mineral deposits (white limestone) for future use which could lead to major negative effects in the long-term. However, Oxford County Council considers that there is unlikely to be an economically workable deposit of White Limestone within the Site and that as such 'the proposed development is unlikely to impose any significant additional sterilisation impact.'²⁷³ Therefore the overall effects are considered to be neutral.</p> <p>The area is also adjacent to an existing white limestone quarry – Burford Quarry and it has been noted that the white limestone in this area can be sufficiently hard to require blasting to work it and therefore a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. It has been noted that apart from land in the immediate vicinity of Kilkenny Farm itself, lies within this distance of Burford Quarry.²⁷⁴ Therefore any development could be affected</p>	<p style="text-align: center;">-</p>

²⁷¹ Ibid.

²⁷² West Oxfordshire District Council (2011) Strategic Housing Land Availability Assessment. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-{shlaa}/> [accessed May 2014]

²⁷³ Ibid.

²⁷⁴ Ibid.

	by and could also limit the quarry's operations. This could lead to negative effects in the long-term on this SA Objective and also upon SA Objectives 2 and possible 15/16. However, during discussions between West Oxfordshire and the County Council, the County Council has agreed that, provided the proposed development is designed and phased such that there will always be a buffer of at least 100m from the boundary of the permitted area of Burford Quarry to the nearest houses (or other sensitive land uses) and that there will always be a buffer of at least 350m from the working face of the quarry to the nearest houses (or other sensitive land uses), then the proposed development should not be prejudicial to the mineral working and associated activities that are currently permitted at Burford Quarry, or to a potential westward extension of the quarry. ²⁷⁵ As a result, the effects are considered to be neutral.	
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards ²⁷⁶ . In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.	0 ?

²⁷⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

²⁷⁶ <http://ec.europa.eu/environment/air/transport/road.htm>

<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through increased traffic. Suitable mitigation will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<p>0 ?</p>	<p>+</p>
<p>11. Protect and improve soil and water resources</p>	<p>The majority of the site is located on a minor aquifer of high vulnerability with northern part located on a major aquifer of high vulnerability.²⁷⁷ The whole of site is also within a Surface Water Safeguarded zone and Groundwater Drinking Water Protected Area 'at risk' with the north-western part located in a Surface Water Drinking Water Protected Area 'not at risk'.²⁷⁸ Furthermore, the entire site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical quality is considered to be 'poor (deteriorating)'.²⁷⁹ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to</p>	<p>- ?</p>	<p>-- ?</p>

²⁷⁷ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²⁷⁸ Ibid.

²⁷⁹ Ibid.

	<p>consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There are no known contamination or land stability issues on the majority of site; however, there was a significant pollution incident (north west of Kilkenny Farm) to water in 2008 which involved inert materials and waste. This also had a minor impact on land.²⁸⁰ As a result, there is a high likelihood that contaminants could be present which could pose a risk to human health if development goes ahead on the site. This could lead to minor negative effects on both this SA Objective but also on SA Objective 2. However, it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address any significant effects. Therefore the residual effects with regard to soil are considered to be neutral.</p> <p>The majority of the site contains grade 3 agricultural land although the data available for the site does not confirm whether the agricultural land is 3a or 3b.²⁸¹ It was also noted that part of the south east corner of the site is understood to be classified as Grade 2.²⁸² Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
<p>12. Reduce the risk from all sources of flooding</p>	<p>The site falls within Flood Zone 1 although part of the south eastern area of the site is within a flood affected area identified in the Carterton Flood Report after the 200 flood event but this was found to have been due to ground saturation and drain/ gully inundation.²⁸³ In addition, there are also only a few small areas of the site which are at risk from surface water flooding as well as along Kilkenny Lane.²⁸⁴ Mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. In light of the mitigation available, it is anticipated that surface water issues</p>	<p>0</p>

²⁸⁰ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

²⁸¹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²⁸² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

²⁸³ Information provided by West Oxfordshire District Council May 2014.

²⁸⁴ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

	could be resolved and therefore the effects are considered to be neutral.	
13. Conserve and enhance biodiversity and geodiversity	<p>The site is not in close proximity to any international or nationally designated biodiversity or geodiversity. The site contains an area of deciduous woodland BAP habitat immediately south of The Laurels and there are also small areas outside the site to the south east.²⁸⁵ The site is adjacent to the South Cotswolds Valley CTA to the west.²⁸⁶ A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Turtle Dove; Yellow Wagtail; and Lapwing.²⁸⁷ Evidence submitted by the current site promoter indicates that there are no strategic ecological issues related to this site, with the habitats present either of negligible or only local ecological value.²⁸⁸</p> <p>Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until further lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity, which could include contributions to conservation work on the South Cotswolds Valley CTA. However at this stage these are uncertain. It is recommended that any proposal for development seeks to retain hedgerows and other linear habitat features that frame and intersect the land. The Council should also seek contributions to contribute to the conservation work related to the South Cotswolds Valley CTA.</p>	0 ?

²⁸⁵ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²⁸⁶ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

²⁸⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

²⁸⁸ Ecological Assessment (Ecology Solutions Ltd.) (July 2011)

<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Landscape</p> <p>A landscape assessment for Carterton was carried out in 2009 and found that this site is in an area of high local and low-medium district landscape/visual importance; and medium landscape/visual sensitivity.²⁸⁹ The assessment stated that the topography of the area is a gently sloping minor valley running south, becoming steeper and deeper at its southern end as it turns south east. The area is part of the unspoilt open countryside to the north of the town. It reads as part of the lower Cotswold slopes, and has landscape and visual links with the landscape to the north and east. The assessment concluded that the area is relatively contained from the wider landscape, and could accommodate housing development within a strong landscape structure. However, this would extend the town beyond the new strong landscape edge being created by the country park.²⁹⁰</p> <p>A landscape and visual review of strategic development options for Carterton was carried out in 2012²⁹¹ and built on landscape assessment work carried out in 2009.²⁹² The review found the northern part of the site is typical of the open wolds landscape and has continuity with the Cotswold lower slopes. It is open and exposed rising land. The southern part of the site is more enclosed and relates better to the settlement. The review considered the potential to deliver 1,000 dwellings and concluded that development of the whole site would not be acceptable. The southern part of the site is less sensitive and has the capacity to accommodate a smaller scale development of 500 to 750 dwellings.</p> <p>The site has been identified by the Council as potentially being able to accommodate 1,000 dwellings. This has the potential for major long-term negative effects on an area considered to have high local landscape/visual importance and medium landscape/visual sensitivity. It is understood that in response to the landscape and visual review (2012) the site promoter is now proposing a reduced scale of development of between 350 -750 dwellings. Whilst a reduced quantum of development would help to reduce the impact of development on the landscape constraints previously identified, at up to 750 dwellings, the scheme would clearly still have the potential for a significant landscape effect.</p> <p>Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape.</p>	<p>- ?</p>	<p>?</p>
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²⁸⁹ Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Carterton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/286922/Carterton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

²⁹⁰ Ibid.

²⁹¹ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

²⁹² West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>As recommended in the 2012 landscape and visual review, mitigation could include the creation of a substantive landscape structure, linked into existing green infrastructure (including Kilkenny Country Park).</p> <p>Mitigation measures provided through the Draft Local Plan and available at the project level will help to reduce the significance of the potential effect. The landscape and visual review (2012) concluded that the landscape could accommodate 500 - 750 dwellings. As a reduced scale of development is now being proposed by the site promoter that aligns with the findings of the landscape and visual review, it is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects. However, there is still an element of uncertainty until lower level assessments have been carried out. The nature and significance of the effect will be dependent the final scale, layout and design of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or adjacent to the site. The western boundary of the site is approx 800m from the Shilton Conservation Area.²⁹³ There is a Listed Building approx 250m to the north west of the site at Stonelands. Given the location of designated heritage in relation to the site, it is considered unlikely that there would be any direct effects on heritage as a result of development.</p> <p>Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out.</p>	
15. Maintain high and stable levels of employment	All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and	+ ?

²⁹³ West Oxfordshire District Council. Online at <https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/> [accessed May 2014]

	<p>enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.²⁹⁴ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The site is within 1.1 km²⁹⁵ of the nearest main employment areas in Carterton (Ventura/ West Oxon Business Parks²⁹⁶) and therefore new development here is likely to support this existing main employment area. The site's location could also allow development to increase access to employment for the existing residents on the northern part of Carterton as the majority of Carterton's employment land supply remains concentrated into two main areas south and east of the town.²⁹⁷ Furthermore, the site benefits from having good access to the main transport route out of Carterton onto the B4477 and eventually to the A40. The site's good location and its size could enable the development of a large scale offices premises subject to other constraints (see below) which could help to support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p> <p>Approximately half of the site is in a mineral consultation area.²⁹⁸ If extraction is not carried out prior to development, then this could effectively sterilise the mineral deposits (white limestone) for future use which could lead to major negative effects in the long-term. However, Oxford County Council considered that there is unlikely to be an economically workable deposit of White Limestone within the Site and that as such 'the proposed development is unlikely to impose any significant additional sterilisation impact'.²⁹⁹ Therefore the overall effects on the economy are considered to be neutral.</p> <p>As previously mentioned, the site is also adjacent to an existing white limestone quarry – Burford Quarry and it has been noted that a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. Therefore development on the majority of the</p>	
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²⁹⁴ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁹⁵ Measured from the southern boundary where it joins Swinbrook Road. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

²⁹⁶ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁹⁷ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

²⁹⁸ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

²⁹⁹ Ibid.

	<p>site could limit the quarry's operations within this radius. In light of the discussions between West Oxfordshire and the County Council highlighted earlier, it may be possible to locate some employment uses which are less sensitive to noise, light and air quality issues associated with the operations of the existing quarry on the northern part of the site. This may allow a large amount of additional employment land to be provided on the site without prejudicing the current and future operations of the quarry.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+ ?</p>

West Carterton Potential for approx 1,000 dwellings, employment land, open space and community facilities/services.		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	All of the options have the potential to provide residential development and will need to comply with Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The site is close to RAF Brize Norton³⁰⁰ which could mean that new residential properties may be affected by noise, light, and air pollution. This could result in negative effects on health. However, extensive noise mapping has been carried out by the MOD and the latest report shows that the site is outside of the flight path and areas which experience the highest level of noise (greater than 63 dB LAeq, 16h which is the average level of noise produced by the activities throughout the 16 hour period).³⁰¹ There may be potential risk to human health as part of the site is considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site – please see SA Objective 11. However, It is considered that suitable mitigation is available from Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p>	+ ?

³⁰⁰ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed May 2014]

³⁰¹ Ministry of Defence (2014) Occupational and Environmental Medicine Wing Noise and Vibration Division. Royal Air Force Centre of Aviation Medicine. A Report on an Environmental Noise Survey of Aircraft Activity at RAF Brize Norton. Online at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278275/NASM_Brize_Norton_OEM_04_14.pdf [accessed May 2014]

	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community, and leisure facilities with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁰² by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))³⁰³ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>		
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including provision of new green infrastructure, community, and leisure facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site</p>	+	?

³⁰² Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁰³ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	<p>also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁰⁴ by meeting the future needs of the District.</p> <p>The site is approximately 0.8 km walking distance from the town centre.³⁰⁵ It is therefore considered to be within reasonable walking distance of the Town centre and given the distance to the town centre, development at the site is likely to maintain or increase the vitality of the centre and the existing community. The site is separated from the existing settlement of Carterton by the B4020 but mitigation provided by Policy T1 – Sustainable Transport should prevent this from being a barrier to integrating the development with the existing community. The Shill Brook also presents a potential barrier to the integration of development with existing residential development. It is likely that there is suitable mitigation to address this issue; however, given that the Brook is extremely important for wildlife (Please refer to SA Objective 13) mitigation could be costly. It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development. The presence of the Brook also means that development would need to be set back some distance from the B4020 and the existing settlement, as demonstrated in the outline planning application³⁰⁶ Given the distance to the town centre, development at the site is likely to maintain or increase the vitality of the centre and the existing community; however the barriers to movement and integration including the Shill Brook result in an uncertain effect.</p> <p>The site is within the ward of Alvescot and Filkins (Lower Super Output Area (LSOA) E01028766) and this ward is recorded as being in the most deprived national decile with regard physical and financial accessibility of housing and key local services and physical proximity to services³⁰⁷. As a result and in light of the mitigation provided by Policy CA3, it is likely that development at this site will help improve access to services as new services could be provided on the site in addition to new housing of which a percentage is likely to be affordable. This could lead to minor long-term positive effects.</p>	
<p>4. Improve education and training</p>	<p>As the site is located on the boundary of Carterton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km³⁰⁸) to one or more of the schools within the</p>	<p>+ ?</p>

³⁰⁴ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁰⁵ Measured from the southern boundary where it joins B4477 to the junction of Burford, Brize Norton, Black Bourton and Alvescot Roads. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³⁰⁶ Reference: 14/0482/P/OP

³⁰⁷ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

³⁰⁸ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

	<p>settlement boundary. As a result, the site is considered to have good access to existing education facilities and will therefore have positive effects against this Objective. However, a large area of this particular site is separated from Carterton by the Shill Brook and also the B4020 to the east which could cause potential problems in terms of accessibility from and to existing schools as well as to any new education or training facilities which may be provided on the north of the site.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan³⁰⁹. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by PolicyOS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should address any significant negative effects.</p>	0

³⁰⁹ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

<p>6. Improve accessibility to all services and facilities</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Oxfordshire Local Transport Plan 2011 -2030 identifies the Carterton road network as not being congested.³¹⁰ An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.³¹¹ The assessment found that trips generated as a result of housing development at this site would access the road network using the B4477 Alvescot Road to the south. The West site also affects a number of links that are not subjected to new traffic generation when the housing is located in the north or east, such as the links through Alvescot. Allocating housing in the west was identified as having the largest impact, in terms of number of vehicles, on the local road network as a number of trips are assigned to road links through Carterton town centre and Brize Norton Village. The assessment found that this site is the only option that does not have a direct impact on the Rural Road Network as traffic is attracted to destinations on the higher classified routes.</p> <p>The assessment identified six links that would possibly need future intervention as a result of development at this site. Each of these links is subject to an increase of 140 vehicles or more in the AM peak, with B4020 Alvescot Road, Upavon Way, and Carterton Road experiencing the largest increases. Also of note are the two Local Access Route links (Alvescot Road and Brize Norton Road), which experience an increase of almost 200 vehicles in the AM peak. These links are the locations most likely to require some form of mitigation.³¹²</p> <p>The Transport Assessment (based on up to 1,300 homes) suggests that most traffic would be distributed directly on Main Distributor Roads, rather than lower class roads (including 60% exiting north onto the B4477 Upavon Way) and that these main routes have adequate capacity (subject to junction improvements in a number of locations). The assessment concludes in overall terms that the development would have a low impact on the local road network and that mitigation measures could ensure the road network is not negatively affected by the additional traffic. In May 2011, Oxfordshire County Council confirmed that the estimates of trip generation used are reasonable. They did however highlight the fact that the west site would require greater local improvements throughout Carterton</p>	<p>0 ?</p>	<p>?</p>
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³¹⁰ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

³¹¹ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

³¹² Ibid.

	<p>(than development to the east) and consideration of junctions to the West for example at Alvescot and Filkins. The required improvements would be subject to detailed design, but are not expected to be unduly onerous.</p> <p>In August 2011, Oxfordshire County Council stated in relation to the western option that although they feel there is sufficient evidence that the site could deliver the significant transport infrastructure and investment required, they did express concerns that further growth to the west in the longer term could exceed the capacity of Upavon Way which cannot be radically increased due to the physical constraints of the road.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Given that there are no existing issues with traffic it is considered that there is the potential for residual neutral effect with an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site is close to existing services and facilities including the town centre, although it is not particularly proximate to the town's main employment areas to the east. The site enjoys good public transport accessibility with the potential to divert services into the site. This could however have knock-on effects for services in other parts of Carterton. In terms of education, the site is close to Carterton Community College and a number of local primary schools, most notably St. Joseph's located within easy walking distance.</p> <p>Although new links are proposed, the site has no current cycle infrastructure and disjointed pedestrian</p>	
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	<p>infrastructure available in order to access key destinations. There is an existing footway link from Upavon Way through to Lawton Avenue and Arkle Avenue. A proposal for development intends to widen this to produce a shared pedestrian/cycle path; however in August 2011 Oxfordshire County Council questioned whether this is achievable. Several new pedestrian and cycle linkages are proposed as part of the development. Shill Brook presents a potential barrier to movement; however, it is considered that suitable mitigation is available to address this issue.</p> <p>The provision of housing, employment, and associated services/facilities along with improvements to sustainable transport modes, particularly into the town centre, has the potential to help reduce the need to travel. Potential for a long-term positive effect against this SA Objective. This option is considered less likely to deliver the same level of improvements to sustainable transport as some of the other sites given the reduced scale of proposed development.</p>	
7. Improve the efficiency of land use	It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development at this site. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. However, there is also an element of uncertainty until lower level assessments and studies have been carried out.	0 ?

	It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards ³¹³ . In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.		
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through increased traffic. Sufficient mitigation measures will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and available at the project level to address negative effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	0 ?	+
11. Protect and improve soil and water resources	The site is: located on a minor aquifer of high vulnerability; in a Surface Water Safeguarded zone; in a Groundwater Drinking Water Protected Area 'at risk'; and is in a Surface Water Drinking Water Protected Area which is described as 'not at risk.' ³¹⁴ Furthermore, the entire site is underlain by the Burford Jurassic Water Body where its current quantitative quality is considered to be 'poor' and its current chemical	- ?	-- ?

³¹³ <http://ec.europa.eu/environment/air/transport/road.htm>

³¹⁴ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

	<p>quality is considered to be 'poor (deteriorating)',³¹⁵ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Draft Local Plan Core Policy 3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There are no known contamination or land stability issues on the majority of site, however, the site contains a historic landfill site (Alvescot) (abutting the western boundary) which was known to contain inert, commercial, household, special and liquid/sludge buried waste.³¹⁶ As a result, there is a high likelihood that contaminants could be present which could pose a risk to human health if development goes ahead on the part of the site. This could lead to major negative effects on this SA Objective but also minor negative effects on SA Objective 2. It would be recommended that the area of the site that contains the historic landfill is removed from the site. However, remediation of the land may be possible via suitable mitigation offered by Policy EH6 - Environmental Protection. Therefore the residual effects with regard to soil are considered to be minor negative.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The majority of the site contains grade 3 agricultural land although the data available for the site does not confirm whether the agricultural land is 3a or 3b.³¹⁷ Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long-term. It would be recommended that further investigations are carried out to determine the quality of the agricultural land which would reduce any uncertainty of effects.</p>	
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³¹⁵ Ibid.

³¹⁶ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³¹⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

<p>12. Reduce the risk from all sources of flooding</p>	<p>There is an area of medium to high flood risk (Flood zone 2/3) immediately surrounding the Shill and Kencot Brook to the east of the site and the southern tip of the site is adjacent to another area of medium to high flood risk.³¹⁸ The Shill Brook also has flooding issues downstream.³¹⁹ It would be recommended that the land within Flood Zone 2/3 is excluded from the development to reduce any major negative effects and this could also prevent negative effects on the Conservation Target Area which closely follows path of the Shill Brook. Policy EH5 – Flood Risk also states that a site-specific flood risk assessment will be required for all proposals of 1ha or more and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas. This should identify the extent of flooding on the site and provide mitigation to abate, manage, and/or reduce any significant effects. It was also recommended in the SFRA that development sites adjacent to the Shill Brook will require a Level 3 FRA with hydraulic modelling to establish the extent of flood zones.³²⁰</p> <p>In addition, there is a small strip of land running through the centre of the site (west of Kenn's Farm) as well as the land immediately surrounding the Shill and Kencot Brook which are susceptible to surface water flooding.³²¹ Further evidence from a FRA submitted by the developer indicates this surface water comes from overland flow from the west of the site.³²² Therefore development on this site could exacerbate existing flooding issues with the potential to increase flooding elsewhere which could lead to minor negative effects. However, mitigation is offered by a number of Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. The SFRA also suggested that an assessment of surface water flood risk should be made at all development sites as part of a Level 2 FRA.³²³ It has also been noted that given the developments location, it could offer the opportunity to reduce flood risk downstream by reducing the runoff from the site to below Greenfield rates and providing sustainable drainage systems on the site.³²⁴ In light of the mitigation available and the potential for resolving an existing flooding issue, it is anticipated that surface water issues could be resolved and therefore there</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>
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³¹⁸ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³¹⁹ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³²⁰ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³²¹ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

³²² West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³²³ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³²⁴ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	are likely to be positive effects resulting from the development at this site.	
13. Conserve and enhance biodiversity and geodiversity	<p>There are no international designated sites in close proximity. Alvescot Meadows SSSI is approximately 780m from the south east boundary of the site and is situated just to the south of the runway at Brize Norton³²⁵. Shill Brook runs from north to south through the eastern part of the site and is assessed by the EA as having good ecological quality status.³²⁶ The site also contains a deciduous woodland BAP habitat to the east of the Shill Brook³²⁷ as well as a small strip of the South Cotswolds Valley CTA along its eastern edge.³²⁸ The site is adjacent to the Willow Meadows LWS to the south-east and is within 300 m of the Bank of Limestone Grassland LWS to the north-east.³²⁹ A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Tree Sparrow; Turtle Dove; Yellow Wagtail; and Lapwing.³³⁰</p> <p>Oxfordshire County Council, the Environment Agency, and Natural England support the retention of green corridors into and across the site, extending the existing Green Infrastructure network at Carterton and, in particular, linking to the South Cotswolds Valleys Conservation Target Area (CTA), part of which lies within the eastern section of this site. Natural England stresses the need for this area to be managed sensitively in order to meet the targets of the CTA. The Environment Agency emphasises how valuable the Shill Brook is for wildlife and that development which encroaches on watercourses has a potentially severe impact on their ecological value. It advises that development would only be acceptable if a scheme is agreed to protect the Shill Brook and a buffer zone around it. The Environment Agency wishes to see substantial biodiversity benefit delivered along with amenity aspects. The bulk of the site is covered by an Environmental Stewardship Scheme.³³¹</p> <p>The County Ecologist states that the Ecological Report submitted by developers³³² demonstrates that there are unlikely to be any major negative biodiversity impacts as a result of the proposed development and that there are potential major positive impacts resulting from habitat creation along the Shill Brook, through the creation of the Ecological Park, and developer contributions to conservation work within the wider CTA to benefit biodiversity.</p>	0 ?

³²⁵ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³²⁶ Environment Agency (2014) Maps. Online at <http://maps.environment-agency.gov.uk/> [accessed May 2014]

³²⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³²⁸ Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

³²⁹ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at [https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/) [accessed May 2014]

³³⁰ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³³¹ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³³² Ecoconsult Interim Ecological Appraisal West of Carterton (February 2011)

	<p>Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity, which include habitat creation along Shill Brook and contributions to conservation work on the CTA. However at this stage these are uncertain. It is recommended that any proposal for development should ensure that Shill Brook is retained and that suitable mitigation is provided to ensure that there are no adverse effects. This should include an appropriate buffer between any development and the Shill Brook. Any proposal for development should also ensure that opportunities for enhancement are pursued where possible. This should include habitat creation along Shill Brook and contributions to conservation work related to the South Cotswolds Valley CTA.</p>		
<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Landscape A landscape assessment for Carterton was carried out in 2009, which considered the importance and sensitivity of a number of areas surrounding the settlement. This site lies within two areas considered through the assessment; these are areas D1 and D3. The majority of this site falls within area D1, an open rural landscape which is very much a part of the wider countryside and rises leading to the Cotswolds AONB. The assessment found that areas D1 and D2 have high local and medium district landscape/visual importance; and high landscape/visual sensitivity. It was concluded that development in this area would extend the town into the open countryside to the west, into what is at present a completely rural area.³³³</p> <p>A landscape and visual review of strategic development options for Carterton was carried out in 2012³³⁴ and built on landscape assessment work carried out in 2009.³³⁵ The review concluded that the area has the potential to accommodate up to 1,000 dwellings and should either be completely ruled out or developed as an integrated extension to the town, with its own settlement character.</p>	<p>- ?</p>	<p>?</p>

³³³ Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Carterton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/286922/Carterton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

³³⁴ West Oxfordshire District Council (2012) Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options.

³³⁵ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>Local Plan Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality, and distinctive natural and man-made features of the local landscape. The landscape and visual review proposes a number of recommendations that seek to protect and improve the urban edge and local landscape features.</p> <p>It is considered that there is suitable mitigation provided through the Draft Local Plan and available at the project level to address significant negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. The nature and significance of the effect will be dependent the final scale, layout, and design of development. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area. Any proposal for development should take into account the findings and recommendations of the landscape and visual review published in 2012.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within or directly adjacent to the site. There are Conservation Areas located to the north at Shilton (approx. 900m at the closest point) and to the south at Alvescot (approx. 700m at the closest point). There are no known archaeological sites or features directly associated with this site.³³⁶ Policy EH7 expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out.</p>	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.³³⁷ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p>	+ ?

³³⁶ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

³³⁷ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>Given that the site is close to RAF Brize Norton (south), there could be potential for introducing industrial/ office development on the southern part of the site to provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise, odour and air quality created by the operation of the airbase.</p> <p>Furthermore, the majority of the site is remote (over 1.6 km³³⁸) from the main employment areas in Carterton. Given the distance, it may be unlikely that the new development will support the existing main employment areas as much as other locations. Nonetheless, the site's location could allow development to increase access to employment for the existing residents on the western part of Carterton as the majority of Carterton's employment land supply remains concentrated into two main areas south and east of the town. ³³⁹ Furthermore, the site benefits from having good access to the main transport route into Carterton from the west onto the B4477 and eventually to the A40. The site's good location and its size could enable the development of a large scale offices premises subject to other constraints which could help to support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.</p>	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

³³⁸ Measured from the southern boundary where it joins B4477. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³³⁹ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

Multi-site (spreading the housing requirement for Carterton across any combination of the 4 sites above with the minimum level of development on any one site 300 dwellings)		
Assessment of Effects		
SA Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<p>All of the options have the potential to provide residential development and will need to comply with Local Plan Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.</p> <p>This Option could potentially allow for a greater level of housing growth compared to the other options and therefore the significance of the long-term positive effect could be greater. However, this is uncertain at this stage and dependent on the level of housing growth identified.</p>	++
2. Improve health and well-being and reduce inequalities	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality and amenity. Depending on the scale of development at each of the sites, this option may result in less localised negative effects compared to the other options. Conversely, it has the potential for minor negative effects over a larger area.</p> <p>The West and East Carterton sites are close to RAF Brize Norton³⁴⁰ which could mean that new residential properties may be affected by noise, light and air pollution. This could result in negative effects on health. However, extensive noise mapping has been carried out by the MOD and the latest report shows that the sites are outside of the flight path and areas which experience the highest level of noise</p>	+ ?

³⁴⁰ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed May 2014]

	<p>(greater than 63 dB LAeq, 16h which is the average level of noise produced by the activities throughout the 16 hour period)³⁴¹. Furthermore a noise assessment carried out in 2012; found that the overall noise climate at the sites was dominated by road traffic.³⁴²</p> <p>There may be a potential risk to human health as part of the East and West Carterton sites are considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site. There is no known contamination or land stability issues on the REEMA North and Central site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective. It is considered that suitable mitigation is available from Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p> <p>The Northern Extension site is adjacent to an existing white limestone quarry – Burford Quarry³⁴³ and it has been noted that the white limestone in this area can be sufficiently hard to require blasting to work it and therefore a 350m radius buffer needs to be applied to each of the existing residential properties in the area and possibly new development. This is to protect people and property from light, air, vibration and noise pollution. Apart from land in the immediate vicinity of Kilkenny Farm itself the majority of the site lies within 350m of Burford Quarry.³⁴⁴ Therefore any new development could be affected by noise, light and air pollution. This could lead to negative effects in the long-term on this SA Objective. However, during discussions between West Oxfordshire and the County Council, the County Council has agreed that, provided the proposed development is designed and phased such that there will always be a buffer of at least 100m from the boundary of the permitted area of Burford Quarry to the nearest houses (or other sensitive land uses) and that there will always be a buffer of at least 350m from the working face of the quarry to the nearest houses (or other sensitive land uses), then the proposed development should not be prejudicial to the mineral working and associated activities that are currently permitted at Burford Quarry, or to a potential westward extension of the quarry.³⁴⁵ In addition,</p>	
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³⁴¹ Ministry of Defence (2014) Occupational and Environmental Medicine Wing Noise and Vibration Division. Royal Air Force Centre of Aviation Medicine. A Report on an Environmental Noise Survey of Aircraft Activity at RAF Brize Norton. Online at

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/278275/NASM_Brize_Norton_OEM_04_14.pdf [accessed May 2014]

³⁴² Hepworth Acoustics Ltd (2012) Proposed Residential Development – East of Carterton Planning Noise Assessment. On behalf of Bloor Homes Ltd. Online at http://planningconsultation.westoxon.gov.uk/qf2.ti/awf/258338/10581/PDF/-/East_Carterton_Noise_Assessment_Jan_2012.pdf [accessed May 2014]

³⁴³ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

³⁴⁴ West Oxfordshire District Council (2011) Strategic housing Land Availability Assessment. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-shlaa/> [accessed May 2014]

³⁴⁵ West Oxfordshire District Council (2012) West Oxfordshire Draft Local Plan Assessment of Strategic Site Options. Online at <https://www.westoxon.gov.uk/media/108180/Assessment-of-Strategic-Site-Options-Draft-Local-Plan-Oct-2012-.pdf> [accessed May 2014]

	<p>mitigation is available in the form of Draft Local Plan Core Policy 22 (Environmental Protection). Therefore, in light of the above, the residual effects are considered to be neutral.</p> <p>In line with Policy CA3, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁴⁶ by meeting the future needs of the District.</p> <p>As three of the potential sites contain Greenfield land on the edge of the settlement, it is considered that this option could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Allotments; Parks and Recreation Grounds (public and private); Accessible Natural Green Space; Play Space (Children); and Play Space (Youth))³⁴⁷ for the Carterton area as a whole. This site has the opportunity to make a difference to existing access to most forms of open space (either in surplus or shortfall) for Carterton. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p> <p>This option could potentially provide improvements over a wider area than the other single site options but are likely to be less significant locally in terms of their positive effects. Compared to the other Options, there is a greater level of uncertainty for the Multi-site Option as dispersed, smaller scale developments offer less potential for a coordinated approach to development and associated improvements to health facilities and the provision of open space, sports and recreation areas. Compared to the other Options, this one does not perform significantly better or worse against this SA</p>	
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³⁴⁶ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁴⁷ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

	Objective.		
<p>3. Promote thriving and inclusive communities</p>	<p>In line with Policies CA3 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure, including health, green infrastructure and other community facilities. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁴⁸ by meeting the future needs of the District.</p> <p>The REEMA, West and East Carterton sites are all within 1.6km of the Town Centre and are therefore considered to have good access to the town centre. The Northern Extension is over 1.6km away from the town centre so is not considered to be within suitable walking distance to the town centre. The West, East and Northern Extension sites all have barriers to integration with the existing community. It is considered that there is likely to be suitable mitigation to address this issue; however, given the distance of the Northern Extension from the town centre it is considered that this site is likely to have a minor negative effect against this SA Objective. Dispersed development at a lower scale may make it more difficult to integrate new development with the existing community as a larger scale single site would be able to support a more comprehensive package for mitigating the potential barriers to integration and movement.</p> <p>The East, West and Northern Extension sites are all within wards recorded as being in the most deprived national decile with regard to physical proximity to services. The REEMA site is not within or adjacent to a ward recorded as being in the most deprived national decile with regard to physical proximity to services.³⁴⁹ As a result and in light of the mitigation provided by Policy CA3, it is likely that this option will help improve access through the provision of new services and transport improvements. This could lead to minor long-term positive effects. Compared to the other options, the positive effects of this option are likely to be less significant locally given the dispersed nature of development. It should be noted that the significance of the effect will be dependent on the scale of growth and sites selected.</p>	+	?

³⁴⁸ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁴⁹ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

<p>4. Improve education and training</p>	<p>As all the sites are located either on the boundary of Carterton (a main service centre town) or within the settlement itself, they are considered to have access within a reasonable walking distance (within 1.6 km³⁵⁰) to one or more of the schools within the settlement boundary. As a result, the sites are considered to have good access to existing education facilities and will therefore have positive effects against this Objective. As a result, this option has the potential for a minor positive effect against this SA Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Carterton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan³⁵¹. Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. In addition, it is also assumed that any increase in pressure on access to existing education and training facilities as a result of new development at the site will be mitigated. A reduced quantum of development (300 units per site) may render the delivery of a new primary school difficult with the threshold for provision normally lying around 600 units.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p> <p>Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>
<p>5. Maintain a low level of crime and fear of crime</p>	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should address any significant negative effects.</p>	<p style="text-align: center; background-color: #4169e1;">0</p>

³⁵⁰ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

³⁵¹ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

<p>6. Improve accessibility to all services and facilities</p>	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure on services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>The Oxfordshire Local Transport Plan 2011 - 2030 identifies the Carterton road network as not being congested.³⁵² An assessment of the transport impacts associated with potential development options in Carterton was carried out in 2009.³⁵³ All of the site options have the potential to exacerbate current congestion issues within the existing road network, with the potential for a significant long-term negative effect on this SA Objective unless appropriate mitigation is provided. A more dispersed pattern of development consisting of a number of smaller sites is likely to have less significant localised impacts than a single site option. However, there is still the potential to contribute to increased levels of background traffic within the existing highway network.</p> <p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty. The significance of the effect will be dependent on the final level and distribution of growth selected. It is outside the scope of this strategic level appraisal to consider how the required road infrastructure improvements may affect the viability of development.</p>	<p>0 ?</p>	<p>?</p>
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³⁵² Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

³⁵³ Halcrow (2009) Oxfordshire County Council Carterton - Transport Evaluation of Potential Housing Sites and Evaluation of the Transport Impacts Associated with Development Options. Executive Summary. Online at <http://www.westoxon.gov.uk/media/299225/Carterton-housing-and-transport-assessment-November-2009.pdf> [accessed May 2014]

	<p>Evidence suggests that there is the opportunity to access key destinations by sustainable modes of transport from the East and REEMA sites. The West Carterton site while being close to the town centre has potential barriers in the form of Shill Brook and the B4020. The Northern Extension site is the furthest from the town centre and the Country Park also forms a potential barrier to movement. In August 2011, Oxfordshire County Council stated that the Northern Extension presents the weakest transport opportunities of all the sites considered in terms of the significant investment in highway infrastructure needed, poor access to key facilities by walking and cycling and poor access to public transport. On this basis they strongly recommended that the site should not be taken forward as a preferred site. Despite this, it is considered that there are opportunities for development at all the sites to improve walking and cycling routes as well as public transport, which could help to reduce the need to travel.</p> <p>The key difference between this option and the other single site options is that a dispersed pattern of development consisting of smaller scale sites limits the scope for the delivery of new public transport infrastructure/pedestrian (walking & cycling) links and/ or significant improvements to existing public transport infrastructure/pedestrian (walking & cycling) links. While there is the potential for contributions to enhance existing public transport and pedestrian links, these are less likely to be significant considering the reduced scale and dispersed nature of development. There is also less potential for a coordinated approach to the delivery of new public transport/pedestrian links alongside housing and potential employment uses, which means this option is less likely to reduce the need to travel and encourage more sustainable modes of transport.</p> <p>Therefore, there is a greater level of uncertainty with regard to the potential for positive effects for this Option through improvements to public transport and pedestrian links (walking and cycling). It should be noted that the significance of the effect will be dependent on the scale of growth proposed at each of the sites.</p>	
<p>7. Improve the efficiency of land use</p>	<p>It is expected that all site options would be developed to make the most efficient use of land. It is assumed that the majority of the development proposed will be situated upon Greenfield land with the exception of development on the REEMA parcels of land. Therefore, overall the use of multiple sites on Greenfield land is still likely to lead to minor negative effects in the short to long-term on this SA Objective.</p> <p>It is assumed that the northern half of the North (Kilkenny Farm) site in Carterton which contains a mineral consultation area could be excluded from the development given the lower number of housing proposed under this multi-site option. Also, it is assumed that development on the Kilkenny Farm site will occur to the south of the site to ensure that there is an appropriate buffer between it and the active white limestone quarry and also to address identified landscape concerns. Therefore, it is assumed that</p>	<p>-</p>

	new development on this site would not sterilise any mineral deposits or limit existing extraction operations at the quarry. As a result, the effects are considered to be neutral with regard to minerals.		
8. Reduce waste generation and disposal	Development is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.	0	
9. Reduce air pollution and improve air quality	There are no AQMAs within Carterton. The appraisal against SA Objective 6 found that there is suitable mitigation available to address the potential increase in traffic as a result of development. It is therefore considered unlikely that there will be any significant effects on air quality in the short to medium term as a result of increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective, with an element of uncertainty. It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards ³⁵⁴ . In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.	0 ?	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12. As set out above for air quality, it is unlikely that development will have major negative effects on greenhouse gas emissions in the short to medium-term through increased traffic. Suitable mitigation will be provided by Local Plan policies such as OS3 - Prudent use of Natural Resources and T1 – Sustainable Transport and also potential mitigation available at the project level. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of	0 ?	+

³⁵⁴ <http://ec.europa.eu/environment/air/transport/road.htm>

	<p>stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>		
<p>11. Protect and improve soil and water resources</p>	<p>The appraisals for the individual site options found that there is the potential for development at all the sites to have residual minor negative effects on water quality as a result of the water sensitive features present. The nature and significance of the effect for this multi-site option will be dependent on the scale and distribution of development between the sites. However, given that there is potential for development on water sensitive features, it is considered that this option has the potential for major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and , where possible, improvements in water quality. Taking mitigation into account there is the potential for a minor negative residual effect.</p> <p>There may be a potential risk to human health as part of the East and West Carterton sites are considered to contain contaminated land and as a result of the surrounding uses there is a high potential for contaminants to be present on the site. There is no known contamination or land stability issues on the REEMA North and Central site although the site is on previously developed land and therefore there is a higher likelihood to contaminants to be present with the potential for minor negative effects both against this SA Objective. It is considered that suitable mitigation is available from Policy EH6 (Environmental Protection) to address potential nuisances which could affect the development and therefore the residual effects are considered to be neutral.</p> <p>It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure.</p>	<p>- ?</p>	<p>-- ?</p>

	<p>Available evidence shows that the East, West and Northern Extension sites all predominantly contain areas of Grade 3 agricultural land; however, it does not identify in these cases if it is Grade 3a or 3b. Part of the south east corner of the Northern Extension site is identified as Grade 2.³⁵⁵ The REEMA is brownfield and therefore does not contain any agricultural land. Taking a precautionary approach it is therefore assumed that development at the East, West and Northern Extension sites has the potential for the permanent loss of best and most versatile agricultural land. It is therefore considered that this option has the potential for a permanent major negative effect on this SA Objective. It should be noted that the significance of the effect is dependent on the final scale and distribution of development' therefore, there is an element of uncertainty.</p>	
12. Reduce the risk from all sources of flooding	<p>The majority of the sites are within Flood Zone 1; however, the area surrounding the Shill and Kencot Brook on the West Carterton site is medium to high flood risk. Some of the sites are identified as having issues with surface water flooding.³⁵⁶</p> <p>Local Plan Policies including Policy OS3 (Prudent use of Natural Resources) and EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address surface water flooding issues. Potential for a residual neutral effect. Given that the final scale and distribution of development across the sites is not known it is considered that there is also an element of uncertainty. It is outside the scope of this strategic level appraisal to consider how mitigation may affect the viability of development.</p>	0 ?
13. Conserve and enhance biodiversity and geodiversity	<p>None of the sites are within close proximity to any international or nationally designated biodiversity or geodiversity. While proposed development has the potential for impacts on local biodiversity features, it is considered that the effects are unlikely to be significant. Policy EH2 (Biodiversity) seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>It is recommended that any proposals for development at these sites should seek to retain and enhance</p>	0 ?

³⁵⁵ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁵⁶ Environment Agency (2014) Maps. Online at [www. http://watermaps.environment-agency.gov.uk/](http://watermaps.environment-agency.gov.uk/) [accessed May 2014]

	any locally important biodiversity features. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.		
14. Conserve and enhance landscape character and the historic environment	<p>Landscape</p> <p>Landscape assessment work carried out in 2009 and 2012 identified that development at the East, West and Northern Extension sites has the potential for major negative effects on landscape. The significance of the effect is dependent on the final scale and distribution of development. The individual appraisals for the sites presented earlier in this Appendix found that there is suitable mitigation available to ensure that the potential negative effects are not significant. The redevelopment of the REEMA site was considered to have the potential for a residual long-term positive effect. This option provides an opportunity for a lower scale of development at each of the sites, which means that the significance of the localised negative effect is likely to be less than for the single site options for those areas. However, given the findings of the landscape assessment and visual review work there is still the potential for a residual minor long-term negative effect on landscape.</p> <p>The cumulative effect of a number of smaller scale developments on the landscape is difficult to determine as each site that forms part of the Multi-site option has varying levels of landscape importance and sensitivities and are in different landscape settings. With this in mind you could potentially assume that the impact of a number of smaller sites would be less than a larger site within an individual landscape setting. However, in the years extending further beyond this plan period, it is highly likely that there will be further development at these sites and if this happens in piecemeal stages rather than as a single masterplanned form, then the resultant growth may lack the cohesion and appropriate mitigation that a larger site can deliver. It should also be noted that this option doesn't necessarily preclude larger developments at each of the sites. Given the findings of the recent SHMA, it is possible that a much higher level of housing growth could be identified to meet the needs of the District. Given the sensitivity of the landscape surrounding Carterton and the findings of the landscape assessment work, it is considered that large scale growth on all of these sites would constitute a major negative effect.</p> <p>Mitigation measures provided through the Local Plan and suggested through the landscape assessment evidence may help to slightly reduce the significance of the potential effect. Despite the mitigation provided by Local Plan Policies and available at the project level, it is still considered that there is the potential for a residual minor medium to long-term negative effect on this SA Objective. Compared to the other Options, this Option has less potential for a significant effect during the life of the plan, depending on the final scale of development proposed, but could have a greater negative effect on landscape in the long-term, after the life of the Plan.</p>	- ?	?

	<p>Historic Environment</p> <p>None of the sites have any designated heritage assets within or directly adjacent to the boundary. Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address negative effects; however, there is still an element of uncertainty until lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty. The effect of the multi-site option is will ultimately be dependent on the combination of sites selected and scale of development for each area. There is an element of uncertainty for all options until detailed proposals and project level assessments have been carried out.</p>	
15. Maintain high and stable levels of employment	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.³⁵⁷ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long term positive effects.</p> <p>The East, West and REEMA sites are all close to existing employment areas, including Brize Norton. Then Northern Extension is 1.1km away from the nearest main employment area. The Northern Extension and East Carterton sites have good access to the A40 along the B4477. This option is therefore considered to have the potential for a minor positive long-term effect on employment, economic growth, and competitiveness.</p> <p>A multi-site option consisting of a number of smaller scale developments has less potential for a coordinated approach to the delivery of new employment alongside housing, community facilities and improved sustainable transport modes compared to a single site option. Despite this, it is considered that this Option still has the potential for a positive effect on economy and employment. A reduced quantum of housing (as tested through this multi-site option) at each of the sites could potentially offer</p>	+ ?

³⁵⁷ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	<p>an opportunity to provide additional business space on the sites; however, this is uncertain at this stage. Compared to the other Options, this one does not perform significantly better or worse against this SA Objective.</p>	
<p>16. Promote sustainable economic growth and competitiveness</p>	<p>Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.</p>	<p style="text-align: center;">+ ?</p>

Chipping Norton Sites

<p>East Site (Tank Farm) Potential for approx 500 dwellings, employment land, open space and community facilities/services. Note: the pre-submission draft Local Plan identifies the site for 600 dwellings.</p>		
	<p>Assessment of Effects</p>	
<p>SA Objective</p>	<p>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</p>	
<p>1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home</p>	<p>All of the options have the potential to provide residential development and will need to comply with Policies: OS3 - Prudent Use of Resources; OS4 - High Quality Design; H4 - Type and Mix of New Homes; and H3 – Affordable Housing. Proposed development at this site therefore has the opportunity: to increase affordable housing provision; to allow for high quality and sustainably constructed housing to be built; and for a mix of housing to be built to meet the current and future needs of the community. This has the potential to have major long term positive effects on this SA Objective. The significance of the positive effect is likely to increase as the level of proposed level of development increases.</p>	<p>++</p>
<p>2. Improve health and well-being and reduce inequalities</p>	<p>There is the potential for short-term negative effects on human health through development causing increased noise, light and air pollution during construction. It is assumed that there will be suitable mitigation measures provided through Local Plan policies and available at the project level to address short term negative effects during construction, with a residual neutral effect. Policy EH6 (Environmental Protection) seeks to minimise pollution and risk from new development to a level that provides a high standard of protection for health, environmental quality, and amenity.</p> <p>The northern boundary of the site abuts the A44³⁵⁸ which means that new residential properties are likely to be affected by noise, light, odour and air pollution. Also given that the site is adjacent to a number of parcels of contaminated land, there is a small risk of contaminants being present which could pose a risk to human health if the site is redeveloped – please see SA Objective 11 for further details. Therefore there is potential for minor negative effects in both the short and long-term against this Objective. However, as stated previously, mitigation is available in the form of Policy EH6 (Environmental Protection) and as a result the residual effects are considered to be neutral. Mitigation could include an appropriate buffer between development and the A44.</p> <p>In line with Policies CN2 and OS5, it is assumed that any proposal for development will make appropriate</p>	<p>+ ?</p>

³⁵⁸ Google (2014) Google Maps. Online at <https://www.google.co.uk/maps> [accessed 2014]

	<p>and timely provision for necessary supporting infrastructure with the assumption that healthcare facilities would be included in the list. Therefore, any increase in pressure on access to existing healthcare facilities as a result of new development at the site will be mitigated. Access to existing healthcare facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁵⁹ by meeting the future needs of the District.</p> <p>As the site contains Greenfield land on the edge of the settlement, it is considered that development at the site could potentially erode access to the countryside for edge of settlement locations.</p> <p>Policy EH3 requires development, where appropriate, to provide or contribute towards the provision of necessary improvements to open space, sports and recreational buildings and land. In addition, Policy OS4 requires new development to enhance local green infrastructure and its biodiversity, including the provision of attractive, safe, and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate. Moreover, development at the site could provide the opportunity to address other shortfalls in other types open space (Amenity Green Space; Accessible Natural Green Space; and Play Space (Youth))³⁶⁰ for the Chipping Norton area as a whole. Therefore, there is potential for further long-term positive effects to be realised through development on this site.</p>					
3. Promote thriving and inclusive communities	<p>In line with policies CN2 and OS5, it is assumed that any proposal for development will make appropriate and timely provision for necessary supporting infrastructure with the assumption that cultural, leisure and recreational facilities would be included in the list. Therefore, it is anticipated that the development could provide opportunities for cultural, leisure and recreational activity. In addition, it is also assumed that any increase in pressure on access to existing cultural, leisure and recreational facilities as a result of new development at the site will be mitigated. Access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. As a result, development at the site has the potential to lead to minor positive effects in the long-term. Moreover, development on the site also has the potential for indirect long-term positive effects on health and inequalities through the provision of housing³⁶¹ by meeting the future needs of the District.</p>	<table border="1"> <tr> <td data-bbox="1906 917 1986 1015">+</td> <td data-bbox="1986 917 2056 1015">+</td> </tr> <tr> <td colspan="2" data-bbox="1906 1015 2056 1246"></td> </tr> </table>	+	+		
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³⁵⁹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

³⁶⁰ West Oxfordshire District Council (2013) West Oxfordshire Open Space Study 2013 – 2029. Online at <http://www.westoxon.gov.uk/media/602054/West-Oxfordshire-open-space-study-2013.pdf> [accessed May 2014]

³⁶¹ Chartered Institute for Environmental Health (2008) Good Housing Leads to Good Health - A Toolkit for Environmental Health Practitioners.

	<p>The site is approximately 0.5 km walking distance from the town centre.³⁶² Access to the town centre is therefore considered to be very good and as a result development at the site is likely to maintain or increase the vitality of the centre and the existing community. Overall, it is considered that development at this location will lead to minor positive effects against this SA Objective.</p> <p>The site is not recorded as being within the most deprived national decile for any type of indicator of multiple deprivation.³⁶³ However, it is likely that the development will help improve any deprivation in the area in a number of ways including through delivering new high quality housing, new services and employment opportunities. This could lead to minor long-term positive effects.</p>	
4. Improve education and training	<p>As the site is located on the boundary of Chipping Norton, a main service town, it is considered to have access within a reasonable walking distance (within 1.6 km³⁶⁴) to one or more of the schools within the settlement boundary. There is in fact a school adjacent to the western boundary of the site.³⁶⁵ As a result, the site is considered to have excellent access to existing education facilities and will therefore have positive effects against this Objective.</p> <p>In line with Policy OS5, it is assumed that where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities. Provision will be secured through mechanisms including conditions on planning permissions, planning obligations and/or the Community Infrastructure Levy. For Chipping Norton and the District as a whole the requirements for future requirements for education and training facilities are set out in the Draft Infrastructure Delivery Plan.³⁶⁶ Therefore, it is anticipated that the development could improve and/ or deliver new educational facilities leading to minor long-term positive effects; although there is some uncertainty as the precise details of what will be provided in terms of new education facilities is not known. Potentially a new primary school could be provided as part of the overall mix of development. In addition, it is also assumed that any increase in pressure on access to existing education and training</p>	+ ?

³⁶² Measured from the south-eastern boundary where it joins New Yatt Road to the junction of the A44 and A361. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014].

³⁶³ Office for National Statistics (2010) Neighbourhood Statistics. Online at <http://www.neighbourhood.statistics.gov.uk> [accessed May 2014]

³⁶⁴ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

³⁶⁵ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014].

³⁶⁶ West Oxfordshire District Council (2012) West Oxfordshire Draft Infrastructure Delivery Plan. Online at <https://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/> [accessed May 2014]

	<p>facilities as a result of new development at the site will be mitigated.</p> <p>Furthermore, access to existing facilities is also likely to improve through new development complying with Policy T1 – Sustainable Transport. This could lead to further minor positive long-term effects.</p>	
5. Maintain a low level of crime and fear of crime	<p>With regard this SA Objective, it is anticipated that the effects will be neutral. This is because the effects on crime will depend on the design and layout finalised at the development management level. Mitigation is also offered by Policy OS4 – High Quality Design which requires that new development should demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient, and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced. This should address any significant negative effects.</p>	0
6. Improve accessibility to all services and facilities	<p>The decision aiding questions for this SA Objective relate to transport matters rather than the provision of facilities and services. The potential provision of and increased pressure services/facilities is considered against SA Objectives 2 (health facilities/services), 3 (cultural, leisure and recreational services/facilities) and 4 (education facilities/services).</p> <p>There is less transport assessment evidence available for Chipping Norton compared to Witney and Carterton. The Oxfordshire Local Transport Plan 2011 - 2030 notes that there is heavy traffic along the A44, particularly lorries.³⁶⁷ A Master Plan Study (2009) for the site proposed vehicular access from two points, Trinity Road to the north and from Burford Road to the south via the existing track adjoining the southern boundary of the school which would need to be upgraded significantly. The County Council have advised that the capacity of Trinity Road is likely to be limited to around 100 dwellings and a Transport Assessment (TA) would be needed to justify a higher number. Oxfordshire County Council have advised that access via the existing track (public right of way 166/3) to the south of Chipping Norton School is not considered appropriate and would not be supported. The track is narrow, un-surfaced in places and has sub-standard visibility at the entrance by the school and leisure centre. The County Council have also confirmed that no vehicular access will be supported via the Rowell way/Albion Street or Foxfield Close/Crescent via the neighbouring residential estate.</p> <p>The provision of 500 dwellings along with employment land and associated services/facilities has the potential to increase pressure on the surrounding road network and exacerbate current congestion issues along the A44. Given the capacity of the site this is unlikely to be significant; however, it is considered that there is still the potential for a long-term negative effect on this SA Objective unless appropriate mitigation is provided.</p>	0 ? + ?

³⁶⁷ Oxfordshire county Council (2012) Oxfordshire Local Transport Plan 2011-2030. Online at <https://www.oxfordshire.gov.uk/cms/content/local-transport-plan-2011-2030> [accessed May 2014]

	<p>Policy T1 – Sustainable Transport requires all new development to be designed to maximise opportunities for walking, cycling and use of public transport and minimise the impact of moving vehicles on local residents, business and the environment. It also requires any proposals for new developments that have significant transport implications either themselves or with other proposals to include a transport assessment and a travel plan for those proposals that have the potential to attract significant numbers of traffic movements. Local Plan Policy OS5 (Supporting Infrastructure) requires development to contribute towards the provision of appropriate supporting infrastructure, where necessary and viable. Local Plan policies ensure that any proposal for development minimises the potential impacts on traffic, maximise opportunities to utilise sustainable transport modes and provide contribute towards the provision of appropriate supporting infrastructure.</p> <p>One of the key objectives that the Chipping Norton Neighbourhood Plan seeks to address is to ensure new development is well connected to the rest of the town and the surrounding area. New development must provide adequate storage for bicycles and attractive walking and cycling routes towards the town centre. New development must facilitate provision of enhanced public transport and accessibility.³⁶⁸</p> <p>It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level to address significant negative effects on traffic; however, there is still an element of uncertainty until further updated lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty until lower level assessments have been carried out. It is outside the scope of this strategic level appraisal to consider how mitigation, in particular road infrastructure improvements, may affect the viability of development.</p> <p>The site has good access to the Town Centre as well as primary and secondary education which are adjacent to the site. Pedestrian access is currently achieved from Wards Road, Burford Road (via the track adjacent to the school), and London Road (via Trinity Road or the footpath adjacent to the school). The site is located in close proximity to the High Street and London Road from which a number of bus services can be accessed including the S3 to Oxford, the X8 to Kingham Station, the 50 to Stratford and the 488 to Banbury. There are several public rights of way adjoining the site including one running along part of the western boundary connecting Wards Road and London Road and one running along the southern boundary from Burford Road towards Glyme Farm and into open</p>	
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³⁶⁸Chipping Norton Neighbourhood Plan Steering Group (2013) Chipping Norton: Looking Back, Stepping Forward. A working paper towards the Chipping Norton Neighbourhood Plan – Shaping the future development of our town to 2029. Online at <http://www.chippingnortontown.info/Portals/5/CN%20Looking%20Back,%20Stepping%20Forward%20v4.pdf> [accessed May 2014]

	<p>countryside. The southern route would be affected by the proposed vehicular arrangements set out in the proposal.³⁶⁹</p> <p>The provision of housing, employment, and community facilities/services along with improvements to sustainable transport modes has the potential to help reduce the need to travel. Development could also help to improve walking and cycling routes into the town centre for existing communities. Potential for a long-term positive effect against this SA Objective.</p>	
7. Improve the efficiency of land use	<p>It is expected that all site options would be developed to make the most efficient use of land. Development at this strategic site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.</p>	-
8. Reduce waste generation and disposal	<p>Development at this site is likely to increase waste in the short (construction) and long-term (operation and decommissioning). Policy OS3 - Prudent use of Natural Resources requires all new developments to show consideration of the efficient, prudent use and management of natural resources, which includes minimising waste and making adequate provision for the re-use and recycling of waste. It is considered that there will be sufficient mitigation provided through Local Plan policies and available at the project level to ensure any significant negative effects are addressed with a neutral effect against this SA Objective.</p>	0
9. Reduce air pollution and improve air quality	<p>There is an Air Quality Management Area on Horsefair and High Street in Chipping Norton³⁷⁰ as objectives for Nitrogen Dioxide are being exceeded, the cause of which is considered to be traffic, in particular heavy goods vehicles³⁷¹. Development could increase the number of heavy goods vehicles within the AQMA in the short term during construction. There is also the potential for development to increase the number of cars on the existing road network in the long-term.</p> <p>The findings of the appraisal against SA Objective 6 indicate that there is not likely to be a negative effect on traffic once mitigation has been taken into account. It is therefore considered that there is unlikely to be negative effects on air quality in the short to medium term through increased traffic and therefore atmospheric pollution. Policy EH6 (Environmental Protection) seeks to minimise the impacts of development on air quality and improve the overall air quality of the District. The Local Plan also seeks to reduce the need to travel and improve sustainable transport modes, including walking and cycling (Policy T1 – Sustainable Transport). It is considered that there will be sufficient mitigation provided</p>	0 ?

³⁶⁹ West Oxfordshire SHLAA Update (June 2014) [http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-\(shlaa\)/](http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/strategic-housing-land-availability-assessment-(shlaa)/)

³⁷⁰ Air Quality in West Oxfordshire. Online at <https://www.westoxon.gov.uk/residents/environment/environmental-health/air-quality/> [accessed May 2014]

³⁷¹ West Oxfordshire District Council (2013) 2013 Air Quality Updating and Screening Assessment for West Oxfordshire District Council. Online at <http://www.westoxon.gov.uk/media/744067/Air-Quality-Progress-Report-2013.pdf> [accessed May 2014]

	<p>through Local Plan policies and available at the project level to ensure any significant negative effects are addressed in the short to medium term with a residual neutral effect against this SA Objective. There is also some uncertainty until lower level studies and assessments have been carried out.</p> <p>It is assumed that long-term air quality is likely to improve as a result of stringent emissions controls on new vehicles via European standards³⁷². In 15 to 20 years' time low emission vehicles will make up the majority of cars on the roads in the UK. It is also likely that there will be reductions in various contributing sectors that will also result in reductions in background concentrations of atmospheric pollutants. However, this is uncertain at this stage.</p>					
<p>10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts</p>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/ use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>As set out above for air quality, it is unlikely that development at this site will have negative effects on greenhouse gas emissions in the short to medium-term through construction activities and increased traffic once mitigation has been taken into account. Policies OS3 (Prudent use of Natural Resources) and T1 (Sustainable Transport) as well as mitigation available at the project level should ensure there are no significant effects. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards. However, at this stage this is uncertain.</p> <p>Any development is likely to have negative effects against this SA Objective through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to reduce the amount of embodied energy used in the future; however this is uncertain at this stage.</p> <p>Development at the site has the potential to incorporate energy and water efficiency measures as well as renewable energy. Policy OS3 (Prudent use of Natural Resources) requires new development to consider minimising use of non-renewable resources (including energy), minimising energy demand and maximising passive solar heating, lighting, natural ventilation, energy and water efficiency. In addition, this Policy also sets out the requirement for achieving high standards of sustainable design and construction which could also help development to prepare for the impacts of climate change. Potential for a minor long-term positive effect.</p>	<table border="1"> <tr> <td data-bbox="1906 491 1984 671">0 ?</td> <td data-bbox="1984 491 2060 671">+</td> </tr> <tr> <td colspan="2" data-bbox="1906 671 2060 1238"></td> </tr> </table>	0 ?	+		
0 ?	+					

³⁷² <http://ec.europa.eu/environment/air/transport/road.htm>

<p>11. Protect and improve soil and water resources</p>	<p>The whole site falls within a Surface Water Safeguarded Zone and also Groundwater Drinking Water Protected Area which is 'probably at risk'.³⁷³ In addition, the entire site lies within a Groundwater sources protection zone (zone 3) and is underlain by a major aquifer of high vulnerability.³⁷⁴ Given the presence of the water sensitive features, in particular the Groundwater Drinking Water Protection Area which is considered to be 'at risk,' it is considered that any development at this site could lead to major negative effects on water quality/ resources in both the short-term (construction) and long-term. Mitigation is offered to a certain extent by Policy OS3 (Prudent use of Natural Resources) which requires new development to consider minimising impacts on the soil resource, maximising water efficiency and causing no deterioration and, where possible, improvements in water quality. The presence of the mitigation is likely to reduce the magnitude of the negative effects down to minor.</p> <p>There are no known contamination or land stability issues on the majority of site; however, the site is adjacent to three parcels of land to the north and west which are potentially contaminated.³⁷⁵ Given the proximity of these adjacent uses, there could be an increased the likelihood of contaminants being present on the site. However, the overall risk of contaminants being present is low and it is considered that suitable mitigation is offered by Policy EH6 - Environmental Protection and that it will also be available at the project level to address significant effects either on this SA Objective or on SA Objective 2. Therefore the residual effects with regard to this SA Objective are considered to be neutral.</p> <p>It was noted in the previous SA that the sewers on this particular site have limited capacity to accommodate any increase in throughput as a result of development.³⁷⁶ It is anticipated that all new development would ensure provision of sufficient foul drainage/ other water related infrastructure and as a result the effects are considered to be neutral.</p> <p>The site contains both grade 3a and 3b agricultural land with the Grade 3b land located in the central third of the site.³⁷⁷ Grade 3a and above agricultural land is considered to be the best and most versatile agricultural land available and therefore, its loss as a direct result of development is likely to lead to permanent major negative effects. Given the uncertainty and in light of the precautionary principle, the loss of this land on the site through development could lead to permanent major negative effects on soils in the long-term.</p>	<p>- ?</p>	<p>-- ?</p>
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³⁷³ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³⁷⁴ Ibid.

³⁷⁵ West Oxfordshire District Council (2014) Map of Contaminated land. Provided from the Council.

³⁷⁶ West Oxfordshire District Council (2010) West Oxfordshire Core Strategy Preferred Approach Sustainability Appraisal. Appendix – Detailed Appraisal Tables. West Oxfordshire Draft Local Plan Sustainability Appraisal (SA) Report 2012. Online at <http://www.westoxon.gov.uk> [accessed May 2014]

³⁷⁷ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

12. Reduce the risk from all sources of flooding	The site falls with Flood Zone 1 where there is considered to be a low risk of flooding occurring. ³⁷⁸ There are a number of areas of land within the two distinct parcels of site which are susceptible to surface water flooding ³⁷⁹ and therefore development could exacerbate existing flooding issues with the potential to increase flooding elsewhere. This could lead to minor negative effects. However, mitigation is offered by a number of Policies including Policy OS3 (Prudent use of Natural Resources) and Policy EH5 – Flood Risk where development proposals will be required to minimise risk of flooding; make use of appropriate sustainable drainage systems; and use appropriate flood resilient and resistant measures. It is also noted that the SFRA recommended that a FRA should be carried and should also include assessment of surface water flooding and impact in increased impermeable area. ³⁸⁰ In light of the mitigation available/ proposed, it is anticipated that surface water issues could be resolved and therefore the effects are considered to be neutral.	0
13. Conserve and enhance biodiversity and geodiversity	<p>There are no internationally designated sites within close proximity. The Glyme Valley SSSI is less than 650m away to the south east³⁸¹ and the site partly contains the Glyme and Dorm CTA to the east³⁸². A number of farmland birds species have been recorded on this site including: Corn Bunting; Grey Partridge; Tree Sparrow; and Lapwing.³⁸³</p> <p>RPS carried out a desk-based ecology study of land east of Chipping Norton in the summer of 2002, using information obtained from the Berkshire, Buckinghamshire, and Oxfordshire Wildlife Trust. At that time it was concluded that the ecological value of land in and around Tank Farm was very limited as the constant and invasive activity generated by arable farming greatly limits the potential for species to colonise the land and establish habitats there. The greatest potential for biodiversity value was considered to be within the hedgerows and in the vicinity of other boundaries that frame and intersect the land. It was recommended that any development proposal would have to ensure that these features and retained and enhanced.³⁸⁴</p> <p>Policy EH2 seeks to enhance and protect biodiversity. New development will need to avoid harm to biodiversity and geodiversity as well as provide enhancements where possible. It is considered that there will be suitable mitigation provided through Local Plan policies and available at the project level</p>	0 ?

³⁷⁸ Environment Agency (2014) Maps. Online at [www. http://maps.environment-agency.gov.uk/](http://maps.environment-agency.gov.uk/) [accessed May 2014]

³⁷⁹ Ibid.

³⁸⁰ Scott Wilson (2009) Cherwell and West Oxfordshire Level 1 Strategic Flood Risk Assessment Including Minerals and Waste Site Allocations. Online at <https://www.westoxon.gov.uk/media/298964/West-Oxfordshire-Level-1-Strategic-Flood-Risk-Assessment-SFRA-2009.pdf> [accessed May 2014]

³⁸¹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁸² Oxfordshire Nature Conservation Forum (2010) Conservation Target Areas. Online at <http://www.oncf.org.uk/biodiversity/cta.html> [accessed May 2014]

³⁸³ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁸⁴ RPS and Banner Homes (2009) West Oxfordshire Local Development Framework Chipping Norton East Masterplan Study. Online at http://planningconsultation.westoxon.gov.uk/gf2.ti/af/156802/11/pdf/-/RPS_Banner_Homes_Chipping_Norton_East_Masterplan_Document.pdf. [accessed May 2014]

	<p>to address negative effects; however, there is still an element of uncertainty until further lower level assessments have been carried out. Potential for residual neutral effect with an element of uncertainty.</p> <p>There are also potential opportunities to benefit biodiversity, which could include contributions to conservation work on the CTA. However at this stage these are uncertain. It is recommended that any proposal for development seeks to retain hedgerows and other boundary habitat features that frame and intersect the land. The Council should also seek contributions for the benefit of the conservation work related to the Glyme and Dorm CTA.</p>		
<p>14. Conserve and enhance landscape character and the historic environment</p>	<p>Landscape</p> <p>A landscape assessment for Chipping Norton was carried out in 2009.³⁸⁵ The site falls within Area E1 which is an area of high open landscape with high intervisibility that covers the high ground east of Chipping Norton and extends east to the A44. The eastern edge of the town is generally soft, with the housing on the Parker Knoll site a notable exception. Development on the highest flatter ground is and would be prominent, but is capable of being screened; without screening it is an intrusion into the rural landscape to the south and east, and at odds with the generally soft edges of the town. Development on the sloping land, however, would be more difficult to screen with planting. The landscape assessment found that large scale development would be extremely prominent in the sloping edge of ridge location. A small scale extension no higher than 2 storeys into the field immediately east and south of the water tower could be acceptable, but only if set within a strong planted belt. It was concluded that the area has high local landscape/visual importance and sensitivity.³⁸⁶</p> <p>A landscape and visual review of this site area was carried out in 2014 ³⁸⁷ and built on the landscape assessment work carried out in 2009.³⁸⁸ The review found that the site is of medium landscape importance and sensitivity. Visually the site is considered to be of high visual sensitivity as it abuts the AONB and the Conservation Area and is well connected to the wider landscape. It was concluded that a reduced area could accommodate approximately 500 dwellings.</p> <p>The evidence suggests that the site is of high landscape/visual importance and sensitivity and that a</p>	<p>- ?</p>	<p>- ?</p>

³⁸⁵ Amanda Hopwood Landscape Consultancy (2009) West Oxfordshire Local Development Framework Chipping Norton Landscape Assessment 2009. Online at <http://www.westoxon.gov.uk/media/287005/Chipping-Norton-landscape-assessment-2009-Full-report.pdf> [accessed May 2014]

³⁸⁶ Ibid.

³⁸⁷ Landscape and Visual Review of Chipping Norton Strategic Site Option (2014)

³⁸⁸ West Oxfordshire District Council Local Plan Evidence Base: <http://www.westoxon.gov.uk/residents/planning-building/planning-policy/local-development-framework/local-plan-evidence-base/>

	<p>large scale development would be extremely prominent in the sloping edge of ridge location. The Cotswold AONB is also adjacent to the western boundary of the site.³⁸⁹ Therefore, development at this site has the potential for major long-term negative effects on the landscape without appropriate mitigation. Policy EH1 (Landscape Character) seeks to conserve and enhance the quality, character and distinctiveness of the landscape. New development is required to respect and where possible, enhance the intrinsic character, quality, and distinctive natural and man-made features of the local landscape. The 2009 landscape assessment concludes that a small urban extension no higher than two storeys could be accommodated in the field immediately east and south of the water tower if set within a strong planted belt.</p> <p>It is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects; however, this is dependent on the scale of development. There is also an element of uncertainty until lower level assessments have been carried out. Potential for residual long-term minor negative effect with an element of uncertainty through the introduction of development into a currently undeveloped area.</p> <p>Historic Environment</p> <p>There are no designated heritage assets within the boundary of the site. The site is adjacent to the Chipping Norton Conservation Area to the west³⁹⁰ and there is one Listed Building within 100 m of the site to the north west³⁹¹. There is one Scheduled Monument within 1km of the site – the Chipping Norton Motte and Bailey Castle. This is located approximately 800 metres to the west, on the opposite side of the town.³⁹² Generally, land to the east of Chipping Norton is regarded as an area having 'archaeological potential'. Small archaeological deposits have been found to the south and south east of the area, comprising Romanic coins and Iron Age pottery. Typically, all deposits have been found in this broad area, away from the land around Tank Farm, although it accepted that there is a potential for further material to be located further north. Any development of this land would need to be the subject of an archaeological watching brief to ensure that possible finds are identified and catalogued appropriately.</p> <p>Development at this site has the potential for negative effects heritage, primarily on the setting of the</p>	
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³⁸⁹ Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014]

³⁹⁰ West Oxfordshire District Council (<https://www.westoxon.gov.uk/residents/planning-building/historic-buildings-conservation-areas/conservation-areas/>)

³⁹¹ English Heritage (2014) The National Heritage List for England. Online at <http://list.english-heritage.org.uk/mapsearch.aspx> [accessed May 2014]

³⁹² RPS and Banner Homes (2009) West Oxfordshire Local Development Framework Chipping Norton East Masterplan Study. Online at http://planningconsultation.westoxon.gov.uk/gf2.ti/af/156802/11/pdf/-/RPS_Banner_Homes_Chipping_Norton_East_Masterplan_Document.pdf. [accessed May 2014]

	<p>adjacent Conservation Area. The nature and significance of the effect will be dependent on the final scale of development as well as the layout and design. It is also closely linked to the potential effect on landscape as this will have indirect effects on the setting of the Conservation Area. Policy EH7 (Historic Environment) expects all development proposals to conserve or enhance the special character and distinctiveness of the historic environment, and preserve or enhance the District's heritage assets and their significance and settings.</p> <p>It is considered that there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects; however, there is also an element of uncertainty until lower level assessments have been carried out. Based on the findings of the appraisal for landscape, it is also considered that there is the potential for residual long-term minor negative effect with an element of uncertainty on the historic environment.</p>	
<p>15. Maintain high and stable levels of employment</p>	<p>All of the site options have the potential to provide a range of additional employment opportunities appropriate to the skills of the community as well as providing residential development that will help to retain the current workforce and provide attractive homes in the future. The provision of additional employment land could also help support, develop and attract competitive business sectors and enable enterprise and innovation particularly as there are relatively few other large employment sites elsewhere in the town.³⁹³ The amount and type of employment land to be provided is uncertain at this stage but there is potential for minor long-term positive effects.</p> <p>Given that the A44 abuts the northern boundary of the site, there could be potential for introducing industrial/ office development along this boundary. This could provide screening for additional residential development on the site which is more sensitive to the nuisances of light, noise and air quality created by the A44. The A44 could also provide a link to employment opportunities elsewhere.</p> <p>The site) is located close to the town centre and is within 0.8 km³⁹⁴ of all the main employment areas in Chipping Norton (Cromwell Office park, Elmsfield Industrial Estate, Worcester Road Industrial Estate, and the Station Lane Industrial Estate³⁹⁵) and therefore new development here is likely to support the existing main employment areas as well as the overall vitality and viability of the Town Centre. The site also benefits from having good access to the main transport route through Chipping Norton on the A 44</p>	<p style="text-align: center; background-color: #92d050;">+ ?</p>

³⁹³ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

³⁹⁴ Measured from the southern parcel along the southern boundary where it joins Brize Norton Road and from the northern parcel along the southern boundary where it joins Upavon Way. Distance measured along main roads – walking distance. Google (2014) Google Maps. Online at <https://maps.google.co.uk/> [accessed March 2014]

³⁹⁵ West Oxfordshire District Council (2012) Economy Study Update. Online at <http://www.westoxon.gov.uk/media/297993/West-Oxfordshire-economy-study-update-November-2012.pdf> [accessed May 2014]

	therefore is also likely to help support, develop and attract competitive business sectors and enable enterprise and innovation. Therefore this location is considered to lead to minor positive long-term effects on employment, economic growth, and competitiveness.	
16. Promote sustainable economic growth and competitiveness	Please see commentary against the previous SA Objective 15 - Maintain high and stable levels of employment.	+ ?

Appendix VI: Screening of Changes

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
Overall Strategy			
Core Policy 1 – Presumption in Favour of Sustainable Development	Policy OS1 – Presumption in Favour of Sustainable Development	Supporting text amended to clarify more fully what sustainable development means in the West Oxfordshire context but no changes proposed to Policy OS1 which remains the same as the 2012 draft plan other than re-numbering.	Minor amendments to the supporting text, which do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 2 - Locating Development in the Right Places	Policy OS2 – Locating Development in the Right Places	<p>Now includes reference to a Strategic Development Area being identified at Chipping Norton.</p> <p>Criteria 4) of previous Core Policy 2 now deleted and moved to new Policy H2.</p> <p>Criteria 5) of previous Core Policy 2 amended to refer to re-use of existing buildings having to enhance their immediate setting and to take out reference to residential development which is now addressed in new Policy H2.</p> <p>Criteria 6) of previous Core Policy 2 amended to include reference to development having to safeguard the amenity of existing occupants, and in relation to the use of previously developed land, ensure that the loss of any existing use would not conflict with other plan policies.</p>	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 3 – Prudent Use of Natural Resources	Policy OS3 – Prudent Use of Natural Resources	Supporting text amended to provide updated position on the Government's review of housing standards. Given the current uncertainty and lack of evidence for a more stringent requirement than building regulations, the policy has simply been amended to state that all proposals will be required to achieve a high standard of sustainable design	Development proposals will still need to meet high standards for sustainable design and construction. Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		and construction in line with Government policy. Specific reference to the Code and BREEAM etc. has been deleted.	
Core Policy 4 – High Quality Design	Policy OS4 – High Quality Design	No change to policy. Minor changes to supporting text.	Minor amendments to the supporting text, which do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 5 – Supporting Infrastructure	Policy OS5 – Supporting Infrastructure	Supporting text updated. Policy amended to include reference to the possibility of infrastructure being provided on-site or through an off-site contribution. Reference included to CIL 123 list. Additional paragraph added to emphasise that favourable support will be given to proposals that make appropriate provision for supporting infrastructure and conversely, proposals that fail to make adequate provision will be resisted.	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012). Development is still required to deliver, or contribute towards the provision of appropriate supporting infrastructure.
Providing New Homes			
Core Policy 6 – Amount and Distribution of Housing	Policy H1 – Amount and Distribution of Housing	The policy has been amended to refer to the extended plan period (2031) and to the increased housing target (10,500 homes – was 5,500 homes). Now provides the proposed distribution by sub-area in tabular format but takes out the detail about how these will be delivered. That is now addressed in new Policy H2 and the individual sub-area policies in Section 9.	<p>To take account of updated evidence a fresh SA of reasonable growth options was carried out with the findings presented in the Focused Consultation SA Report (July 2014). The findings of this work are also presented in Section 4 of the Pre-Submission SA Report (Feb 2015) with the detailed appraisal available in Appendix IV.</p> <p>The significant increase in the level of proposed housing growth has the potential to enhance the positive effects identified against SA Objectives 1 and 3 within Appendix 2 of the Draft Local Plan SA Report (Oct 2012). It is also likely to increase the significance of the minor positive effect against SA Objective 2, as there will be a greater number of affordable homes delivered with the increased housing target. There is also the potential for enhanced positive</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>effects against those SA Objectives relating to the economy. There is also the potential for enhanced positive effects against those SA Objectives relating to the economy as well as those relating to accessibility, equalities and health and well-being.</p> <p>The increased housing requirement also has the potential to increase the likelihood and significance of potential negative effects identified against SA Objectives relating to air quality, climate change, soil and water resources, biodiversity, landscape and heritage. Mitigation provided through Local Plan policies and available at the project level should ensure that these negative effects are not significant.</p>
	<p>Policy H2 – Housing Delivery (new policy)</p>	<p>This is a new policy explaining how the overall housing target will be met, lifting elements of previous Core Policy 6 but also setting out a number of criteria taken from Core Policy 2. The policy is intended to provide more certainty about how the housing target will be delivered and criteria against which to judge development proposals that come forward in different settlements. The criteria are also intended to reflect the NPPF e.g. reference to innovative design, optimal viable use of heritage assets etc.</p>	<p>The policy provides further detail explaining how the overall housing target set out in Policy H1 will be met. The potential effects of the overall level and distribution of growth are considered against Policies OS2 and H1. Given that the policy sets out criteria for determining future proposals, including where they will be permitted, it is considered unlikely that there will be any significant positive or negative effects against SA Objectives.</p> <p>There is the potential for minor positive effects on SA Objectives relating to housing and the economy. The policy also has the potential for both positive and negative effects on SA Objectives relating to the natural environment.</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
Core Policy 8 – Affordable Housing	Policy H3 – Affordable Housing	<p>Supporting text and policy updated to reflect new approach. Previously the policy sought affordable housing from all residential schemes with on-site provision on schemes of more than 6 dwellings varying from 35% to 50% according to location and a financial contribution on schemes of 1-5.</p> <p>New national policy means the Council cannot seek financial contributions from schemes of 1-5 but can from schemes of 6-10 within designated rural areas e.g. AONB. This is proposed with the commuted sum to be calculated on a £per m2 basis like CIL. For larger schemes of 11 or more units, on-site affordable housing provision will be sought ranging from 35% to 50% according to location with the District now proposed to be split into 3 different value zones.</p>	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 7– Type and Mix of New Homes	Policy H4 – Type and Mix of New Homes	Supporting text updated to reflect findings of Oxfordshire SHMA (2014). Policy amended in a number of ways. All developments expected to provide a good mix of property types and sizes. Particular support for specialist housing for older people including extra-care. Larger developments of 11 or more homes now required to provide a percentage of accessible and adaptable housing (25%). Policy now also seeks a percentage (5%) of wheelchair user dwellings on larger schemes of 11 or more homes with a minimum of 1 dwelling to this standard. General support in principle for the provision of specialist housing for those with disabilities in appropriate, sustainable locations.	Proposed changes strengthen the policy by more clearly setting out the standards and requirements for new housing to meet the needs of all residents. The changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
	Policy H5 – Custom and Self-Build Housing (new policy)	A new policy intended to provide guidance on self and custom build proposals. Larger schemes of 100 or more dwellings to be required to set aside a proportion of residential plots for custom/self-build. As an alternative, the developer may provide serviced land for an equivalent	This new policy requires all housing developments of 100 or more dwellings to include 5% of the residential plots for custom and self-build housing. Given the nature of the policy it is considered unlikely that it will have any

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		number of custom and self-build plots in another suitable, sustainable location.	significant positive or negative effects against SA Objectives. There is the potential for minor long-term positive effects against SA Objectives 1, 3, 15 & 16 by allowing the development of custom and self-build homes. There are likely to be no impacts against the remaining SA Objectives.
Core Policy 9 – Existing Housing	Policy H6 – Existing Housing (formerly Core Policy 9)	Minor amendments. First bullet point amended to include some additional circumstances in which the loss of a dwelling would be considered acceptable. Minor wording change in relation to replacement of dwellings including reference to scale of the replacement needing to be reasonable.	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 10 – Travelling Communities	Policy H7 – Travelling Communities	Supporting text updated but no change to policy itself.	Minor amendments to the supporting text, which do not significantly affect the findings of the appraisal presented in Appendix 2 of the Draft Local Plan SA Report (Oct 2012).
Sustainable Economic Growth			
Core Policy 11 – Land for Business	Policy E1 – Land for Business	Minor amendments to policy including reference to the potential for further business land at Carterton and Chipping Norton.	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 12 – Supporting the Rural Economy	Policy E2 – Supporting the Rural Economy	Minor amendments including a requirement for all development to have access to superfast broadband. Minor amendment to second para to refer to business need which cannot be met in a more sustainable location rather than 'in the locality'. Similar change to penultimate para	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012). The requirement for all development to have access to superfast broadband will help to reduce inequalities, improve access to education and training and have benefits for the economy. Potential to enhance the positive effects against SA Objectives 3, 4 & 16. It also provides the opportunity for more people to work from home which could have associated sustainability benefits by reducing the need to travel.

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
Core Policy 13 – Re-use of non-residential buildings	Policy E3 – Re-use of non-residential buildings	<p>Minor amendments to supporting text. Policy amended to include reference to employment, tourism and community uses being supported. First bullet point amended to refer to the building having to make a positive contribution.</p> <p>New bullet points added to provide guidance on proposals for re-use of non-vernacular buildings.</p> <p>Final paragraph relating to residential use removed as now addressed in Policy H2.</p>	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 14 – Sustainable Tourism	Policy E4 – Sustainable Tourism	No change to policy.	No further SA work required.
Core Policy 15 – Local Services and Community Facilities	Policy E5 – Local Services and Community Facilities	Policy amended to set out criteria in bullet point form. Clarification provided that a requirement to demonstrate lack of viability relates to commercial operations. Reference included to assets of community value.	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy E6 – Town Centres	Policy E6 – Town Centres	No change to policy	No further SA work required.
7. Transport and Movement			
Core Policy 24 – Transport and Movement	Policy T1 – Sustainable Transport	First two paragraphs unchanged. Third paragraph and bullet points taken out. Reference now included to superfast broadband and mixed-use developments.	The elements removed from this policy are now contained in separate new policies. The policy is still likely to predominantly have positive effects against the majority of SA Objectives, as it continues to focus development in areas with good access to services/facilities and where the need to travel by private car can be minimised. It also still seeks new development to maximise opportunities for walking, cycling and the use of public transport and minimise the impacts of vehicles. The requirement for a Transport Assessment to accompany any proposals that

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			are likely to have significant transport implications also still remains.
	Policy T2 - Highway Improvement Schemes (new policy)	New policy requiring development to contribute towards new or enhanced highway infrastructure and also identifying a number of schemes to be safeguarded.	The policy seeks transport assessments to accompany any proposals that are likely to significantly increase traffic as well as contributions towards highway infrastructure improvements. This will help to minimise the impacts of proposed development on traffic with long-term positive effects against SA Objective 6. The policy also proposes a number of strategic highway infrastructure schemes and seeks to safeguard them. These improvements, particularly the ones proposed in Witney, will help to address existing issues relating to congestion with the potential for long-term positive effects.
	Policy T3 – Public transport, walking and cycling (new Policy)	New policy incorporating some elements of former Core Policy 24 including a couple of the bullet points but also including a requirement for development to contribute towards walking, cycling and public transport.	The policy seeks proposed development to be located and designed to maximise opportunities for walking, cycling and the use of public transport. New development will also be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure to help encourage modal shift and promote healthier lifestyles. This has the potential for long-term positive effects against SA Objectives 2, 6 & 10 by improving access to sustainable transport modes and therefore reducing the need to travel.
	Policy T4 – Parking Provision (new policy)	New policy taking out elements of former Core Policy 24) including requirement for parking to be provided in accordance with county standards. New wording included in relation to proposals for new off-street parking.	The policy seeks to provide, maintain and manage an appropriate amount of off-street public car parking to support town and village centres. Potential for the policy to have minor

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			long-term positive effects on SA Objectives relating to The policy is unlikely to result in any significant positive or negative effects. Potential for minor positive effects against SA Objectives 2, 6, 15 & 16. Sufficient levels of parking will help to support businesses in the town centre as well as ensure accessibility to the services/facilities on offer for all residents.
8. Environmental and Heritage Assets			
Core Policy 17 – Landscape Character	Policy EH1 – Landscape Character	Minor wording changes including reference to seeking long-term survival through management and restoration and reference to mitigation/compensation is loss of features of importance is to be considered acceptable.	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 18 – Biodiversity	Policy EH2 – Biodiversity	<p>Additional criteria added including:</p> <ul style="list-style-type: none"> ▪ protecting and mitigating proportionate to the status of the habitat or species and its importance individually and as part of a wider network ▪ ensuring development does not prevent the achievement of the aims of the Conservation Target Areas (CTAs) ▪ promoting the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, particularly within the CTAs <p>Some minor wording amendments to existing bullet points.</p>	The additional criteria help to strengthen the policy and have the potential to enhance the positive effects identified against SA Objective 13 (biodiversity). Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 19 – Public Realm and Green Infrastructure	Policy EH3 – Public Realm and Green Infrastructure	<p>New para inserted:</p> <p>Public realm and green infrastructure network considerations should be integral to the planning of new development. New development should not result in the loss</p>	The changes help to strengthen the policy and have the potential to enhance the positive effects identified against SA Objectives relating to health and well-being, climate change, accessibility and the natural environment.

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		<p>of existing green infrastructure unless replacement provision is made and is demonstrably better for the green infrastructure network in terms of quantity, quality, accessibility and management arrangements.</p> <p>Second para of Core Policy 19 amended to read:</p> <p>Development proposals will be expected to provide or contribute towards the provision of necessary improvements to the District's multi-functional network of green infrastructure (including Conservation Target Areas) and open space, providing opportunities for walking and cycling within the built-up areas and connecting settlements to the countryside through a network of footpaths, bridleways and cycle routes.</p>	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 20 - Decentralised and renewable or low carbon energy development	Policy EH4 - Decentralised and renewable or low carbon energy development	Minor amendments to policy. Requirement for 10% of energy to be from decentralised or renewable sources removed. Otherwise policy largely unchanged.	The nature and content of the policy has not significantly changed, it still supports decentralised and renewable or low carbon energy development. Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 21 – Flood Risk	Policy EH5 – Flood Risk	Minor amendments only. Reference to 'all sources of flooding' now expanded to include clarification that this includes sewer flooding and surface water flooding. Text explaining the operation of the sequential and exception tests deleted from policy and included in supporting text.	Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).
Core Policy 22 – Environmental Protection	Policy EH6 – Environmental Protection	No change.	No further SA work required.
Core Policy 23 – Historic	Policy EH7 – Historic	Minor amendments in accordance with the NPPF. Development now required to conserve or enhance the	Minor changes to the policy, which do not significantly affect the findings of the Draft Local

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
Environment	Environment	<p>special character and distinctiveness of West Oxfordshire's historic environment and to preserve or enhance the District's heritage assets and their significance and settings.</p> <p>Reference included to clear and convincing justification in relation to harm to a designated or non-designated heritage asset or its setting.</p> <p>Text added in relation to substantial harm and total loss as per the NPPF.</p>	Plan SA Report (Oct 2012).
9. Strategy at the Local Level			
Core Policy 28 – East Witney SDA	Policy WIT1 – East Witney SDA	<p>Quantum of development increased from 300 to 400 as per July 2014 focused housing consultation. Provision of additional references to links across the Windrush Valley to improve connectivity. Clearer reference to sustainable drainage and requirement to achieve betterment and provide for biodiversity</p> <p>Reference added to linking to mains sewerage network</p> <p>Developer now required to set aside 5% for self-build</p> <p>Reference to code Level 4 taken out in light of national changes</p> <p>Reference to potential park and ride site deleted from policy as this option no longer being progressed.</p>	The potential sustainability effects of development at this site has been considered through the SA. A fresh SA of the site was produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The updated appraisal for the site is also presented in Appendix V of this Pre-Submission SA Report.
No previous policy reference	Policy WIT2 – North Witney SDA	Not included in 2012 plan. Allocation remains as per July focused housing consultation.	The potential sustainability effects of development at this site has been considered through the SA. A fresh SA of the site was

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		<p>Some minor changes to the draft policy including reference to retention of trees and woodland, sustainable drainage providing betterment and for biodiversity, development to be steered to low flood risk areas, ensuring west end link does not harm biodiversity and provides enhancements where feasible. Reference to code level 4 deleted as above.</p> <p>Developer now required to set aside 5% for self-build</p>	<p>produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The updated appraisal for the site is also presented in Appendix V of this Pre-Submission SA Report.</p>
Core Policy 26 - Witney Town Centre Strategy	Policy WIT3 – Witney Town Centre Strategy	No significant changes	No further SA work required.
Core Policy 25 – Witney Sub-Area Strategy	Policy WIT4 – Witney Sub-Area Strategy	<p>Quantum of housing increased to 3,700 (previously 1,900 at 2012 draft local plan stage).</p> <p>Reference to West Witney SDA taken out as now a firm commitment.</p> <p>East Witney increased to 400 as per July focused consultation.</p> <p>Reference to North Witney SDA now included as per July focused consultation.</p> <p>Transport commitments now include reference to West End Link (to be delivered through north Witney scheme)</p>	<p>To reflect the overall increased housing requirement for the Plan area, the Policy now seeks to provide 3,700 new dwellings in the Witney Sub-Area, an increase of 1,800. The policy still focuses the majority of development within Witney.</p> <p>The potential sustainability effects of development at the individual strategic sites have been considered through the SA. A fresh SA of the sites was produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The updated appraisals for these sites are also presented in Appendix V of this Pre-Submission SA Report.</p> <p>The increase in the overall level of proposed housing growth within the sub-area has the potential to enhance a number of the positive effects identified against the SA Framework</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>within Appendix 2 of the Draft Local Plan SA Report (Oct 2012), in particular against SA Objectives 1, 2, 3, 6, 15 & 16. The higher number of new homes being delivered will help to meet the considerable housing need of people within the sub-area, improving access to affordable homes and help to reduce property prices. It will also help to increase the vitality of Witney town centre and improve accessibility to services/facilities for residents within the sub-area. There are also likely to be more improvements to transport infrastructure, including sustainable transport modes such as walking and cycling.</p> <p>Conversely, the higher housing requirement also has the potential to increase the likelihood and/or significance of negative effects against a number of SA Objectives. There is the potential for a greater loss of greenfield as well as best and most versatile agricultural land with permanent long-term negative effects against SA Objectives 7 and 11. The nature and significance of the effect is ultimately dependent on the precise location of development.</p> <p>There is also a greater likelihood of negative effects on landscape and heritage (SA Objective 14). A higher level of housing growth and provision of the West End Link increases the likelihood and potential significance of negative</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>effects against SA Objective 14. While it is considered that mitigation provided through Local Plan policies and available at the project level help to ensure that there are no significant negative effects, there is the potential for residual long-term negative effects on landscape and heritage.</p> <p>A higher level of growth also means that there is greater potential for a significant negative effect on traffic, particularly within Witney, which is a key issue for the sub-area. Mitigation provided through Local Plan policies should help to reduce the significance of this negative effect. Alongside the housing development there are a number of proposed transport infrastructure improvements, which includes the West End Link. These improvements will help to address existing congestion issues within Witney and could have the potential for significant long-term positive effects against SA Objective 6. There is also the potential for sustainability benefits through improvements to sustainable modes of transport, including new and improved walking and cycling routes. This could have indirect minor positive effects on air quality and climate change.</p>
Core Policy 32 – REEMA North and Central SDA	Policy CA1 – REEMA Central	Policy now relates only to REEMA Central site (previous policy was REEMA north and central). This is because the north site is now a firm commitment. Hence reference to net increase of 200 not 400 homes.	The potential sustainability effects of development at both the REEMA central and north sites were considered through the SA. A fresh SA of the sites was produced in 2014 and presented in Appendix V of the Focused

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		<p>Reference added to connection to mains sewerage network. Reference to Code level 4 deleted.</p> <p>Developer now required to set aside 5% for self-build</p>	<p>Consultation SA Report (July 2014). The updated appraisal for the site is also presented in Appendix V of this Pre-Submission SA Report. While the REEMA north site has now been removed it is not considered that this significantly affects the findings of the previous SA work.</p>
Core Policy 30 - Carterton Town Centre Strategy	Policy CA2 – Carterton Town Centre Strategy	<p>Reference to space for new market deleted as this has now been implemented</p> <p>Reference deleted to south west quadrant as scheme now implemented (new Morrisons)</p> <p>Reference now included to a number of opportunity sites for redevelopment to enhance the centre</p> <p>Reference to tree lined avenue, improvements to crossroads and quality of public realm etc. taken from design work undertaken for the Town Council in 2013.</p>	<p>Proposed changes do not significantly affect the findings of the Draft Local Plan SA Report (Oct 2012).</p>
Core Policy 29 - Carterton Sub-Area Strategy	Policy CA3 – Carterton Sub-Area Strategy	<p>Quantum of housing now increased from 1,850 to 2,600. Reference to east Carterton SDA now deleted as scheme is a firm commitment. REEMA reference now net gain of 200 (as above).</p> <p>Additional reference to seeking an additional 10ha of business land at Carterton supporting the Town Council's aspirations in the emerging Carterton masterplan.</p> <p>Reference included to upgrading of B4477 to A-road status and provision of west facing slip roads (to facilitate movement of RAF vehicles and promote inward investment into the town)</p>	<p>To reflect the overall increased housing requirement for the Plan area, the Policy now seeks to provide 2,600 new dwellings in the Carterton Sub-Area, an increase of 750 dwellings. The policy still focuses the majority of development within Carterton.</p> <p>The potential sustainability effects of development at the SDA has been considered through the SA. A fresh SA of the site was produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The updated appraisals for the sites are also presented in Appendix V of this Pre-</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		<p>Reference to potential new link road from B4477 to Witney Road deleted as scheme not being promoted by the County Council.</p> <p>Reference added to protecting the setting of Carterton and separate identity of neighbouring villages.</p>	<p>Submission SA Report.</p> <p>The increase in the overall level of proposed housing growth within the sub-area has the potential to enhance a number of the positive effects identified against the SA Framework within Appendix 2 of the Draft Local Plan SA Report (Oct 2012), in particular against SA Objectives 1, 2, 3, 6, 15 & 16. The higher number of new homes being delivered will help to meet the housing needs of people within the sub-area, improving access to affordable homes. It will also help to increase the vitality of Carterton town centre and improve accessibility to services/facilities for residents within the sub-area. The provision of an additional 10ha of employment land over the plan period will enhance the positive effects identified against SA Objectives 15 & 16 with the potential for a significant long-term positive effect. It will also help to address the current imbalance of homes and jobs with the number of resident workers outweighing the number of jobs.</p> <p>Conversely, the higher housing requirement also has the potential to increase the likelihood and/or significance of negative effects against a number of SA Objectives. As for the other sub-areas, a higher number of dwellings mean that there is the potential for a greater loss of greenfield as well as best and most versatile agricultural land with long-term negative effects</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>against SA Objectives 7 and 11. It should be noted that much of the area to the south of Carterton is designated as a 'mineral consultation area' due to the presence of extensive sand and gravel resources. The changes to the Plan could result in a greater level of development within this area, which may result in the sterilisation of this resource. However, at this stage this is uncertain and dependent on the location of development set out in the Local Plan Part 2. The supporting text of Policy CA3 states that the Council will seek to ensure that new development does not unreasonably sterilise mineral resources or be detrimentally affected by the winning of minerals within the sub-area.</p> <p>There are relatively fewer environmental constraints within this sub-area compared to others. It is therefore unlikely that the increased growth would have significant negative effects on SA Objectives relating to the environment, including biodiversity, landscape and heritage, particularly once suitable mitigation measures have been considered. However, important areas such as the Shill Brook, a Conservation Target Area, will need to be protected and enhanced where possible. The policy now includes a reference to protecting the setting of Carterton and separate identity of neighbouring villages.</p>
No previous	Policy CN1 –	As per allocation in the July focused housing consultation	The potential sustainability effects of

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
policy reference	East Chipping Norton SDA	<p>although quantum of housing increased from 500 to 600. Specific reference to provision of 1.5 ha of employment land as part of the development.</p> <p>Requirement for sustainable drainage to provide betterment over greenfield run off rates</p> <p>Reference to connection to mains sewerage network</p> <p>Reference to there being no impact on groundwater quality added to take account of the principal aquifer that lies under the site</p> <p>Reference to code level 4 deleted</p> <p>Developer now required to set aside 5% for self-build</p>	<p>development at this site has been considered through the SA. A fresh SA of the site was produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The updated appraisal for the site is also presented in Appendix V of this Pre-Submission SA Report. The increase in the proposed level of development from 500 to 600 dwellings does not significantly affect the findings of the previous SA work.</p>
Core Policy 33 - Chipping Norton Sub-Area Strategy	Policy CN2 – Chipping Norton Sub-Area Strategy	<p>Quantum of housing increased from 600 to 1,800</p> <p>Reference included to East Chipping Norton SDA (600 homes) which was not allocated in 2012 but did form part of the July focused housing consultation (albeit for 500 homes)</p> <p>Requirement to provide from 4.5 – 7.3 ha of employment land (previously 5 ha)</p> <p>Reference added to improving speed, range and frequency of bus services</p> <p>Reference to provision of parking to help support the town centre (previously only mentioned management)</p> <p>Reference to redevelopment of previously developed sites</p>	<p>To reflect the overall increased housing requirement for the Plan area, the Policy now seeks to provide 1,800 new dwellings in the Chipping Norton Sub-Area, an increase of 1,200 dwellings. The policy still focuses the majority of development within Chipping Norton.</p> <p>The potential sustainability effects of development at the individual strategic sites have been considered through the SA. A fresh SA of the sites was produced in 2014 and presented in Appendix V of the Focused Consultation SA Report (July 2014). The updated appraisal for these sites are also presented in Appendix V of this Pre-Submission SA Report.</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
		added	<p>The increase in the level of proposed housing and employment growth within the sub-area has the potential to enhance the positive effects identified against the SA Framework within Appendix 2 of the Draft Local Plan SA Report (Oct 2012). In particular against SA Objectives 1, 2, 3, 6, 15 & 16. The higher level of housing growth will help to meet the needs of people within the sub-area as well as help to increase the vitality of town centres and access to services/facilities.</p> <p>Conversely, the higher housing requirement also has the potential to increase the likelihood and/or significance of negative effects against a number of SA Objectives. A higher number of dwellings means that there is the potential for a greater loss of greenfield as well as best and most versatile agricultural land with long-term negative effects against SA Objectives 7 and 11. There is also a greater likelihood of negative effects on landscape and heritage (SA Objective 14). However, it is considered that suitable mitigation is available to ensure that negative effects are not significant against SA Objective 14. Ultimately, the significance of potential negative effects will be dependent on the precise location of development as the sub-area contains a large proportion of AONB, areas of ancient woodland, historic parks and gardens and part of the Wychwood Project Area.</p>
New policy	Policy EW1 –	New policy that has been worded in co-operation with the	Policy has the potential for significant long-term

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
	Blenheim World Heritage Site	Blenheim estate and English Heritage. Essentially seeks to ensure that development does not impact harmfully on the WHS or its setting.	positive effects against SA Objective 14 (conserve and enhance landscape character and the historic environment) through the protection, promotion and conservation of the Blenheim World Heritage Site. This policy is unlikely to have any significant effects against any other SA Objectives.
Core Policy 34 - Eynsham – Woodstock Sub-Area Strategy	Policy EW2 – Eynsham – Woodstock Sub-Area Strategy	<p>Quantum of housing increased from 450 to 1,600 homes.</p> <p>Reference to provision of additional employment land focused on the rural service centres with a particular focus on Eynsham (as per recommendations of Council's latest economic evidence).</p> <p>Additional reference to A40 congestion and seeking measures to address this including park and ride.</p>	<p>To reflect the overall increased housing requirement for the Plan area, the Policy now seeks to provide 1,600 new dwellings in the Eynsham - Woodstock Sub-Area, an increase of 1,150 dwellings. The policy still focuses new development in Eynsham, Long Hanborough and Woodstock.</p> <p>The potential sustainability effects of development at individual non-strategic sites will be considered through the SA of the Local Plan Part 2.</p> <p>The increase in the level of proposed housing and employment growth within the sub-area has the potential to enhance the positive effects identified against the SA Framework within Appendix 2 of the Draft Local Plan SA Report (Oct 2012). In particular against SA Objectives 1, 2, 3, 6, 15 & 16. The higher level of housing growth and provision of additional employment land will help to meet the needs of people within the sub-area as well as help to increase the vitality of town centres and access to services/facilities.</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>Conversely, the higher housing requirement also has the potential to increase the likelihood and/or significance of negative effects against a number of SA Objectives. A higher number of dwellings means that there is the potential for a greater loss of greenfield as well as best and most versatile agricultural land with long-term negative effects against SA Objectives 7 and 11. There is also a greater likelihood of negative effects on landscape and heritage (SA Objective 14). However, it is considered that suitable mitigation is available to ensure that negative effects are not significant against SA Objective 14.</p> <p>Ultimately, the significance of potential negative effects will be dependent on the precise location of development as the northern part of the sub-area falls within the Cotswolds AONB, the eastern part is within the Oxford Green Belt and much of the south is designated as a mineral consultation area with restored sand and gravel pits which together with the River Windrush, form part of the Lower Windrush Biodiversity Target Area. Cassington Meadows is of international importance forming part of the wider Oxford Meadows, a Special Area of Conservation (SAC). There are also conservation areas and a number of listed buildings in Long Hanborough, Eynsham and Woodstock. Of particular note is the Blenheim World Heritage</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>Site (WHS) at Woodstock which abuts the western boundary of the conservation area and extends to the north and south of the town along the A44.</p> <p>Transport is a key issue for this sub-area. The A40 runs east-west through it and significant congestion occurs between Eynsham and Oxford at peak times. This also has a knock-on effect as drivers choose to avoid the A40 by using the A4095 through Long Hanborough and Bladon before joining the A44 just south of Woodstock. This leads to large volumes of through traffic in those villages and congestion on the A44 approaches to Oxford.</p> <p>A higher level of growth means that there is greater potential for a significant effect on traffic which is a key issue in the sub-area. Mitigation provided through Local Plan policies should help to reduce the significance of this negative effect. Alongside the housing development the policy proposes a new park and ride site at Eynsham and associated bus priority measures along the A40. This should help to alleviate traffic congestion and mitigation potential increases as a result of proposed development. The policy also commits the Council to working with the highway authority, the town council and other partners to reduce the impact of through traffic in local settlements.</p>
Core Policy 35 -	Policy BC1 –	Quantum of housing increased from 350 to 800 homes.	To reflect the overall increased housing

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
Burford – Charlbury Sub-Area Strategy	Burford – Charlbury Sub-Area Strategy	<p>Reference added to protection of historic environment and heritage assets</p> <p>Reference to superfast broadband to promote home working</p> <p>Reference to seeking to address the issue of HGV traffic through Burford</p>	<p>requirement for the Plan area, the Policy now seeks to provide 800 new dwellings in the Burford - Charlbury Sub-Area, an increase of 450 dwellings. The policy still focuses new development in Burford and Charlbury.</p> <p>The potential sustainability effects of development at individual non-strategic sites will be considered through a potential early review of the Local Plan.</p> <p>The increase in the level of proposed housing and employment growth within the sub-area has the potential to enhance the positive effects identified against the SA Framework within Appendix 2 of the Draft Local Plan SA Report (Oct 2012). In particular against SA Objectives 1, 2, 3, 6, 15 & 16. The higher level of housing growth and provision of additional employment land will help to meet the needs of people within the sub-area as well as help to increase the vitality of town centres and access to services/facilities.</p> <p>Conversely, the higher housing requirement also has the potential to increase the likelihood and/or significance of negative effects against a number of SA Objectives. A higher number of dwellings means that there is the potential for a greater loss of greenfield as well as best and most versatile agricultural land with long-term negative effects against SA Objectives 7 and 11.</p>

Draft Local Plan (Oct 2012)	Pre-Submission Draft Local Plan (2015)	Proposed Changes	Screening - do the changes, deletions and additions significantly affect the findings of the Draft Local Plan SA Report (Oct 2012) or do they give rise to significant environmental effects?
			<p>There is also a greater likelihood of negative effects on landscape and heritage (SA Objective 14). However, it is considered that suitable mitigation is available to ensure that negative effects are not significant against SA Objective 14. Ultimately, the significance of potential negative effects will be dependent on the precise location of development as the vast majority of the sub-area is within the AONB and many of the towns and villages have extensive conservation areas and numerous listed buildings.</p>

Appendix VII: Summary of Responses to Consultation

Focused Consultation SA Report (July 2014)

Consultee Comment Summary	Response	Changes
North Witney SDA Consortium (Jan 2015)		
<p>SA Objective 1 – change allocation to accommodate more housing – council response required.</p> <p>We support the Council's assessment of the site in relation to this objective which recognises the strong positive effect which the development of the site would provide through the provision of a mixture of market and affordable housing to meet the needs of both the local area and the District as a whole. The Council's assessment recognises that <i>"the significance of the positive effect is likely to increase as the level of proposed level of development increases."</i> As indicated in the introduction of this report and Appendix One, the Consortium consider that the capacity of the site needs to be reconsidered, and suggest at this time that the wider site can accommodate at least 1,200 dwellings, with supporting infrastructure, and the allocation should be amended accordingly. In line with the Council's own conclusions, the recommended increased scale of development allocated would result in an even greater positive effect in relation to this objective.</p>	Noted.	No change.
<p>SA Objective 2 – amend to reflect the positive benefits that could be gained from development changing the score from '+ ?' to '+'. </p> <p>The Council's assessment acknowledges that any potential negative effects on human health as a result of noise, light or air pollution both in regards to construction impacts and the proximity of the eastern part of the site to the A4095 can be adequately addressed through planning policy or conditions. With regards to this element, the proposals are therefore assessed to have a residual neutral effect which is a conclusion supported by the Consortium. The development will incorporate a number of initiatives that will benefit the health and wellbeing of new residents and the existing community, including;</p> <ul style="list-style-type: none"> ■ New green spaces providing access to recreational facilities within the development and 	Noted. An element of uncertainty was identified for all site options against SA Objective 2.	No change.

Consultee Comment Summary	Response	Changes
<p>the wider landscape.</p> <ul style="list-style-type: none"> ■ Improved pedestrian and cycle links between the development and the town centre, including the range of services and facilities available in the town centre. ■ Improved connections to existing neighbourhoods and the open countryside to encourage pedestrian and cycle use, ■ Provision of a new primary school on site, ■ West End Link and northern distributor road improving connections to Witney and beyond. <p>It is important to recognise that local provision for health and well-being makes a direct contribution to the quality of life of those people who live, work and visit Witney. These measures also reduce dependence on the private car to access facilities, and increase opportunities to walk and cycle to them, and thereby reduce environmental impacts. As such it is considered that the proposed development will have a positive effect in relation to this objective. The Council's assessment raises concerns that <i>“development at the site could potentially erode access to the countryside for edge of settlement locations.”</i> As discussed above, the proposed development will provide improved pedestrian and cycle links which will provide enhanced connectivity between the existing settlement edge and the wider countryside through the proposed development and the public open space which will be incorporated as part of the proposals for the site.</p>		
<p>SA Objective 3 – no change.</p> <p>We support the Council's conclusion which recognises the potential for the SDA to help promote thriving and inclusive communities. The proposed development will contain a mixture of uses including affordable housing which will help meet the needs of both new residents and the needs of existing residents in the wider area.</p> <p>Through a strong emphasis on connectivity both within the development and to the wider area the proposals will ensure ease of access to all. This will help to ensure that both the proposed new facilities as part of the SDA and the existing facilities of Witney are accessible for both new and existing residents.</p>	Noted.	No change.
<p>SA Objective 4 – change score from ‘+ ?’ to ‘+’.</p> <p>As shown on the masterplan framework at Appendix Two, a site for a new primary school is</p>	Noted. As stated within the appraisal it was assumed for all site options that that	No change.

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<p>proposed as part of the SDA. The school would help to meet the additional demand created by the proposed development and the needs of the wider area. As a result of the proposed transport improvements and the strong connectivity within the development and providing links to the wider area, it is anticipated that further benefits will be experienced in relation to the accessibility of existing services and facilities for both new and existing residents of the area. Furthermore, during the construction period, new employment opportunities will be created through the construction of the development. This will clearly be a beneficial impact during this phase and will provide opportunities for training and apprenticeships. Home Builders Federation (HBF) research¹ indicates that the construction of a residential unit generally facilitates 1.5 jobs.</p>	<p>where necessary and viable, development will deliver or contribute towards the provision of appropriate supporting infrastructure which includes education facilities in line with Policy OS5.</p>	
<p>SA Objective 5 – no change</p> <p>We agree with the Council's assessment in relation to this objective. The proposals will be designed taking account of best practice guidance and the requirements of emerging policy, in particular Draft Core Policy 4 – High Quality Design to ensure a low level of crime and fear of crime is maintained.</p>	<p>Noted.</p>	<p>No change.</p>
<p>SA Objective 6 – update with further transport findings? Change score from '+ ? / +' to '+ / +'.</p> <p>A Transportation Infrastructure Delivery Report has been prepared by Richard Jackson Engineering Consultants to consider the requirements to meet the increased needs created by the development. A copy of the report is submitted as part of the accompanying Development Framework Document. The report identifies that a new spine road would be constructed through the development site. This will allow residents to gain access to the westbound A40 and also to all local facilities.</p> <p>A suite of offsite highway improvements are also proposed to address the current and projected capacity issues which include the provision of the following:</p> <ul style="list-style-type: none"> ■ The West End link bridge over the River Windrush ■ A roundabout improvement at Woodstock Road and Jubilee Way ■ Traffic signal junctions to the north and south of the proposed bridge will allow the traffic generated by the new development to be accommodated on the highway network in 2029 the horizon year for this assessment. 	<p>Noted. The element of uncertainty relates to the need for more detailed modelling in order to confirm the likely traffic impacts of the West End Link. The Council's assessment of strategic options (July 2014) also notes that the relative impermeability of the existing built-up area and the topography of the link into the town centre could act as a deterrent to walking and cycling and would require further consideration</p>	<p>The detailed appraisal of the site presented in Appendix V and summary findings presented in Table 4.13 have been updated to reflect the added level of uncertainty against SA Objective 6.</p>

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<p>Additionally the development site can be accessed by pedestrians, cyclists and with enhancements of public transport. A number of existing bus services pass close to or beside the site. To ensure that the development is sustainable improvements to the frequency of these services should be provided. We propose that this service is extended / diverted through the main part of the site with the aim of bringing all dwellings within 400m of their nearest bus stop. The proposals are therefore considered to be sustainable and compliant with existing and emerging national transport policy. The report concludes that the development is achievable and deliverable with the improvements suggested herein. As a result of the proposed transport improvements and the strong connectivity within the development and providing links to the wider area, it is anticipated that further benefits will be experienced in relation to the accessibility of existing services and facilities for both new and existing residents of the area. It is proposed that in addition to the proposed residential development, the SDA will provide a mixed use centre and a primary school which will help to meet the needs of both the new residents and the existing residents in the wider locality.</p>	<p>in terms of the promotion of sustainable transport modes. In recognition of this potential barrier, it is considered that there is an added element of uncertainty against this SA Objective.</p>	
<p>SA Objective 7 – change score from ‘-’ to ‘0’.</p> <p>The proposals will be designed to make the most efficient use of land. It is considered that the increased scale of development proposed by the Consortium, above that provided for in the draft allocation, will make a more efficient use of land than that envisaged by the Council leading to a more positive effect. It is acknowledged that the development of the site will result in the permanent loss of greenfield land leading to a minor negative effect; however the need for the development of greenfield sites to meet the housing requirement is acknowledged by the Council itself, particularly in light of the fact that insufficient previously developed land suitable for redevelopment exists to meet housing needs.</p>	<p>Noted. Development will still lead to the loss of greenfield land with the potential for a minor negative effect against SA Objective 7. This is the same approach that has been consistently applied to all greenfield site options.</p>	<p>No change.</p>
<p>SA Objective 8 – no change</p> <p>We support the Council's assessment which recognises that any potential impacts can be adequately addressed through mitigation.</p>	<p>Noted.</p>	<p>No change.</p>
<p>SA Objective 9 – change score from ‘+ ?’ to ‘++’.</p> <p>A Transportation Infrastructure Delivery Report has been prepared by Richard Jackson</p>	<p>Noted. The element of uncertainty relates to the need for more detailed</p>	<p>No change.</p>

Consultee Comment Summary	Response	Changes
<p>Engineering Consultants to consider the requirements to meet the increased needs created by the development. A copy of the report is submitted as part of the accompanying Development Framework Document. The report concludes that Bridge Street lies in an Air Quality Management Area which would be sensitive to increases in traffic pollution. Given that the development proposals reduce traffic on Bridge Street, it is considered highly unlikely that the development would have a negative impact on air quality at this location and is in fact likely to have a beneficial impact.</p>	<p>modelling in order to confirm the likely traffic impacts of the West End Link.</p>	
<p>SA Objective 10 – no change</p> <p>We support the Council's conclusions in relation to this objective. As highlighted above, the transport work undertaken has confirmed that the proposed highways improvements will result in a positive impact in relation to air quality.</p>	<p>Noted.</p>	<p>No change.</p>
<p>SA Objective 11 – change score from '- ? / --' to '0 / -'.</p> <p>We acknowledge the Council's assessment and this will be taken account of in the development of detailed proposals for the site. It is considered that appropriate mechanisms and mitigation exist to ensure a neutral impact. The site is comprised of a mix of Grade 3a, 3b and Other. The loss of existing agricultural land is acknowledged, however this needs to be balanced against the Council's identified need for additional housing to meet the needs of the District. Although Grades 1, 2 and 3 are classes as best and most versatile land, it is grades 1 and 2 which are of the most importance and which are scarcer. Furthermore the majority of the District's agricultural land is Grade 3 and as such the proportional loss of agricultural land in the District is limited.</p>	<p>Noted. A proportionate and consistent approach was taken for the SA of all reasonable site options against this SA Objective.</p>	<p>No change.</p>
<p>SA Objective 12 – change score from '0 ?' to '++'</p> <p>A Flood Risk Assessment and Drainage Strategy Report has been prepared by Richard Jackson Engineering Consultants to consider the requirements of the proposed development. A copy of the report is submitted with the accompanying Development Framework Document. The report has established the Hailey Drain characteristics and the capacity of the Hailey Road culvert. The assessment has indicated that the attenuation required upstream of the development site to limit discharge through the Hailey Road Culvert and development site needs to be approximately 63072m³. This is to be attenuated in lagoons</p>	<p>Noted.</p>	<p>The appraisal of the North Witney Site presented in Appendix V has been updated to reflect the findings of the Witney Level 2 SFRA (2014).</p>

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<p>either side of the Hailey Drain and controlled to an outflow of 545L/s. The capacity of the Hailey Road Culvert at 800L/s in its current form shall need to accommodate both the water from land for the development and the Hailey Drain. Therefore the discharge of water from the development will be attenuated to a flow rate of 255L/s and combined with the Hailey Drain restricted flow of 545L/s, which equals the capacity of the Hailey Road Culvert. Sustainable urban drainage systems have been incorporated in the proposal. Flows can be controlled at source but also in central storage areas along the Hailey Drain, north of the site. Hence a sustainable solution for the surface water drainage can be achieved. The overall conclusion is that by reducing the surface water run-off from the development to the capacity of the drainage available, the site could deliver a sustainable and calculated reduction in flood risk from the site and benefit the conurbation downstream. This approach is supported by the National Planning Policy Framework which states that when allocating land for development consideration should be given to "using opportunities offered by new development to reduce the causes and impacts of flooding" (para. 100, NPPF).</p>		
<p>SA Objective 13 – change score from ‘- ?’ to ‘+’.</p> <p>An extended Phase 1 Habitat Survey of the SDA site has recently been undertaken by EDP. The Survey has concluded that the site is not materially constrained by ecological considerations and there are many opportunities to achieve ecological enhancement of the site through the retention of the key habitat types and the creation of green/ecological corridors linking these areas to the wider countryside. In response to the Council's assessment the following points are raised.</p> <p><i>Bats</i> - The site offers very few roosting opportunities for bats, limited to a small number of mature trees on the site boundaries. The hedgerows and woodland/scrub edge habitats within the site provide potentially suitable foraging/commuting habitat for bats. It is considered that, following bat activity surveys of the site, key flight lines (if any are identified) could be readily accommodated within a sensitive development layout and associated lighting strategy, and enhanced through appropriate native species planting.</p> <p><i>Great Crested Newts</i> - The ponds within the site are considered to be of low suitability for great crested newt breeding owing to a lack of aquatic vegetation and/or the presence of flowing water. There are some areas of potentially suitable terrestrial habitat for great crested newts</p>	<p>Noted. The Council's preliminary ecological evidence suggests that there are no significant constraints affecting either the north Witney site or the West End Link. Further, more detailed assessment will however be needed in due course however in light of the preliminary findings.</p>	<p>The detailed appraisal of the site presented in Appendix V and summary findings presented in Table 4.13 have been updated to reflect this new evidence. The nature and significance of the effect against SA Objective 13 is now 0 ? instead of - ?.</p>

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<p>within the site, however these are separated by large tracts of inhospitable arable farmland. It is considered that should great crested newts be found in any of the ponds following a survey, these could be readily accommodated and within a sensitive development layout, particularly given the location of the ponds on the very edges of the site. Furthermore there are significant opportunities to enhance the aquatic habitat within the ponds, and the surrounding terrestrial habitats, for the benefit of amphibians and a range of other wildlife.</p> <p>Overall, the site is not materially constrained by ecological considerations and there are many opportunities to achieve ecological enhancement of the site through the retention of the key habitat types and the creation of green/ecological corridors linking these areas to the wider countryside. To support a planning application and inform the next stage of the design of a development, detailed surveys will be required in respect of great crested newts and bat activity and roosting as a minimum. If the areas identified as having some potential to support reptiles should fall within the footprint of any development proposals, a survey to check for presence/absence of reptiles should also be undertaken. It is considered that, if present, any of these species above could be readily accommodated within a sensitive development layout and that there is scope for habitat creation and enhancement as part of a suitable mitigation strategy. With respect to the WEL, ecological work has been undertaken by SES. [add based on SES input when received]</p>		
<p>SA Objective 14 – change score from ‘-- / --’ to ‘0 / -’.</p> <p><i>Landscape</i></p> <p>The Landscape and Visual Review of Submissions for Carterton and Witney Strategic Development Options’ (October 2012) prepared on behalf of WODC as an evidence base for the Draft Local Plan 2012, assessed the rural landscape to the north of Witney to be a sensitive landscape and recommended a protective landscape buffer between Witney and the villages of Poffley End and Hailey to the north. This reduced the estimated housing capacity of the site to 750-850, however EDP considers that the land North of Witney can accommodate a greater capacity of housing. The EDP landscape review has found that the LVRSDO has concentrated on the wider open countryside setting to the north of Witney, and although EDP would not disagree with the high sensitivity landscape of the wider setting, the openly visible existing settlement edge exerts an urbanising influence into a greater portion of the site than</p>	<p>Noted. A proportionate and consistent approach was taken for the SA of all reasonable site options against this SA Objective.</p>	<p>No change.</p>

Consultee Comment Summary	Response	Changes
<p>the LVRSDO suggests. The undulating topography and ground levels below 95m AOD offer the opportunity to accommodate higher height/capacity development within the southern part of the site and integrate with the existing settlement edge, minimising visual impact on views from the surrounding landscape. Although sensitive masterplan design will be required in those areas above 95m AOD which will need to accommodate lower height/capacity development to respect the landscape bounding the site and the setting to a number of farmsteads, the existing woodland planting and hedgerows bounding the site create an effective transition buffer zone which can be incorporated into the green infrastructure of the development and minimise impact on the landscape to the north. With regards to the West End Link, this would be set within the context of the existing development of the area and is already the subject of an allocation in the 2011 Local Plan. The potential impacts of the Link in respect of the historic environment are discussed below.</p> <p><i>Historic Environment</i></p> <p>There are no 'in principle' archaeological or heritage constraints to the proposed allocation and residential development of the land within the site, by virtue of the fact that the site does not contain any designated heritage assets or known archaeological remains which warrant physical preservation in situ. There are four designated heritage assets in the wider study area which, due to their location and character, could be indirectly affected by development of this site. The impacts upon these designated heritage assets will need to be carefully considered within the masterplanning process, but at the current time there is no reason to believe that these will form significant constraints to the development of the site. There are a number of methods of mitigation to reduce, if not entirely remove, impacts on designated heritage assets, including boundary treatments and offset from development created by open space provision. There are no known non-designated heritage assets within the remainder of the site. However, there is potential for further archaeological remains to be present, dating from the prehistoric, Roman and post-medieval periods. However, any remains which are present are unlikely to be of better preservation or greater significance than those identified by the archaeological work completed previously between Woodstock and New Yatt Roads, so that it is unlikely that there will be a requirement to preserve in situ any hitherto unidentified archaeological remains. The land within the site is considered to be of no greater than 'low' value in terms of its historic landscape character. With regards to the West End Link, it is acknowledged that the Link is located in close proximity to listed buildings and within the</p>		

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<p>Witney and Cogges Conservation Area. The potential impacts of the proposals on the heritage assets will be taken into consideration in the development of the detailed design of the bridge. In addition it is considered that the proposed highway improvements with regards to the reduced congestion will have a positive impact on these heritage assets and their setting which should also be taken account of.</p>		
<p>SA Objective 15 – change score from '+ ?' to '+'.</p> <p>As shown on the masterplan framework at Appendix Two, although no large scale employment opportunities are proposed as part of the development, a mixed use centre and a primary school are proposed which will offer employment opportunities. It is anticipated that as a result of the proposed transport improvements and the strong connectivity within the development and providing links to the wider area, further benefits will be experienced in relation to the accessibility of existing employment opportunities for both new and existing residents of the area. These benefits will be particularly in terms of access to North Curbridge when the WEL is completed. Furthermore, during the construction period, new employment opportunities will be created through the construction of the development. This will clearly be a beneficial impact during this phase and will provide opportunities for training and apprenticeships. Home Builders Federation (HBF) research2 indicates that the construction of a residential unit generally facilitates 1.5 jobs.</p>	<p>Noted. An element of uncertainty was identified for all site options against SA Objective 15.</p>	<p>No change.</p>
<p>SA Objective 16 – change score from '+ ?' to '+'.</p> <p>As discussed in relation to objective 15, it is considered that the employment opportunities proposed as part of the development itself and through the construction period, in combination with the improved connectivity to existing employment opportunities will have a positive effect.</p>	<p>Noted. An element of uncertainty was identified for all site options against SA Objective 15.</p>	<p>No change.</p>
Crest Nicholson (Sept 2014)		
<p>SA Objective 3</p> <p>The WODC Local Plan Focussed Consultation Sustainability Appraisal Report June 2014 also compared the potential development sites.</p>	<p>Noted and disagree. The significance criteria for potential site options must be read in conjunction with the detailed appraisal</p>	<p>No change.</p>

Consultee Comment Summary	Response	Changes
<p>The appraisal is reported to be inconclusive with regards to whether the Shill Brook will present a potential barrier to movement or not. It states that “the Shill Brook presents a potential barrier to movement; however, it is considered that suitable mitigation is available to address this issue.”</p> <p>Nevertheless, Carterton West appeared to have been less favourably appraised compared to East Carterton and North Witney on ‘Promoting thriving and inclusive communities’, ‘Improving accessibility to all services and facilities’ and ‘improving education and training’ exclusively on the barrier of the Shill brook issue.</p> <p>With regards to ‘Promoting thriving and inclusive communities’, the SA report states “The site is approximately 0.8 km walking distance from the town centre. It is therefore considered to be within reasonable walking distance of the Town centre and given the distance to the town centre, development at the site is likely to maintain or increase the vitality of the centre and the existing community.” However, the barrier of the Shill Brook is mentioned and the site is appraised +?. The report states that East Carterton is 1.3km from the town centre, but this site is appraised as ++. North Witney is 1.5km from the town centre, but also receives ++. The scores therefore appear incorrect.</p>	<p>narrative in Appendix V. The appraisal states that East Carterton “is within the ward of Brize Norton and Shilton (Lower Super Output Area (LSOA) E01028766) and this ward is recorded as being in the most deprived national decile with regard to physical proximity to services.” This could have the potential for minor long-term positive effects.</p>	
<p>SA Objective 6</p> <p>Carterton West scores 0 ? on ‘Improve accessibility to all services and facilities’ while East Carterton scores 0 +. It was already established in the report that Carterton West is closer to the town centre, but the report states: “There is uncertainty for the other options (i.e. Carterton West) given either the distance from the town centre and potential barriers to movement”. This score therefore appears incorrect.</p> <p>North Witney also scores 0+ even though it is significantly further from the town centre and the SA report states that “The site does not however enjoy convenient access to Witney’s main employment sites in the south and west of the town.” It should also be highlighted that the WODC Draft Local Plan Assessment of Strategic Site Options includes about North Witney: “The current impermeability of the existing built-up area and the topography of the link into the town centre could act as a deterrent to walking and cycling and would therefore need to be addressed as part of any development proposal.” However, this has not been mentioned as a</p>	<p>Noted. The SA should highlight that topography is a potential barrier to pedestrian movement for the North Witney SDA.</p>	<p>The appraisal for the North Witney SDA in Appendix V has been revised to reflect this representation.</p>

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<p>barrier for North Witney in the SA report. The sites do not therefore appear to be fairly scored.</p> <p>SA Objective 4</p> <p>The SA report says that in terms of 'improving education and training' West Carterton is close to Carterton Community College and a number of local primary schools, most notably St. Joseph's is located within easy walking distance. It also says that "the site is considered to have good access to existing education facilities and will therefore have positive effects against this objective. However, a large area of this particular site is separated from Carterton by the Shill Brook and also the B4020 to the east which could cause potential problems in terms of accessibility from and to existing schools as well as to any new education or training facilities which may be provided on the north of the site." West Carterton therefore receives + ? for improving education and training while East Carterton, which is significantly further away from the secondary school and from existing primary schools also receives +?. These scores therefore appear to be incorrect.</p> <p>Again this is inconsistent with the fact that it states that suitable mitigation is available to address this issue of the Shill Brook.</p> <p>With regards to the need to cross the B4020 from West Carterton, it is highlighted that residents from the East Carterton site will need to cross the B4477 Monahan Way, which carries more traffic than the B4020 Upavon Way.</p>	<p>Noted and disagree. The appraisal for both sites states that as they are located on the boundary of Carterton, a main service centre, the sites are considered to have access within a reasonable walking distance (approximately 1.6 km!) to one or more of the schools within the settlement boundary.</p>	<p>No change.</p>
<p>SA Objective 14</p> <p>There is inconsistency between the landscape scores in Table 4.13 and the Summary of Approach (Table 4.18). Table 4.18 appears to repeat arguments used in the previous 2012, Sustainability Appraisal whereas Table 4.13 records the findings of the 2014 Sustainability Appraisal.</p>	<p>Noted.</p> <p>Table 4.13 sets out the summary findings for the SA of SDAs in Witney. Table 4.18 sets out the reasons for the selection or rejection of</p>	<p>No change.</p>

¹ Schools identified using UK Government (2014) Direct Gov – Schools finder and Google (2014) Google Maps. Online at <http://schoolsfinder.direct.gov.uk/schoolsfinder/> and <https://maps.google.co.uk/> [accessed March 2014]. Bufferzone created around schools using Defra (2014) Magic map. Online at <http://magic.defra.gov.uk/MagicMap.aspx> [accessed May 2014].

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<p><i>Relative Landscape Scores</i></p> <p>The scores for the relevant sites in the Sustainability Appraisals for 2010, 2012 and 2014 are as follows for Criteria 14 Landscape and Heritage:</p> <table border="1" data-bbox="129 403 999 647"> <thead> <tr> <th>Site</th> <th>2010</th> <th>2012</th> <th colspan="2">2014</th> </tr> </thead> <tbody> <tr> <td>Carterton West</td> <td>-</td> <td>--</td> <td>-?</td> <td>?</td> </tr> <tr> <td>Carterton East</td> <td>--</td> <td>+/-</td> <td>-?</td> <td>?</td> </tr> <tr> <td>North Witney</td> <td>-</td> <td>-</td> <td>--</td> <td>--</td> </tr> <tr> <td>Chipping Norton</td> <td>-</td> <td>Not assessed</td> <td>-?</td> <td>-?</td> </tr> </tbody> </table> <p>In 2014 the left-hand column represents landscape and the right heritage.</p> <p>The table highlights a number of important points:</p> <ul style="list-style-type: none"> All sites are allocated except Carterton West This appraisal was on the latest proposals for each site Carterton East and Carterton West now have the same rating North Witney has significantly the worst rating but is allocated The level of uncertainty of the rating (represented by the ? Symbol) does not reflect the level of information provided (outline applications for both Carterton sites but none nor apparently any LVIA for Chipping Norton but the same degree of uncertainty applied) The uncertainty rating against Carterton West is at odds with the reality – the outline planning application shows that there is proven lack of impact on the distant Conservation Areas, no listed buildings or archaeological sensitivities. This is acknowledged in the assessment of Strategic Site Options Executive Summary para 1.14 which states that Carterton West “is not affected by ...heritage issues...”. 	Site	2010	2012	2014		Carterton West	-	--	-?	?	Carterton East	--	+/-	-?	?	North Witney	-	-	--	--	Chipping Norton	-	Not assessed	-?	-?	<p>reasonable SDAs in Carterton.</p>	
Site	2010	2012	2014																								
Carterton West	-	--	-?	?																							
Carterton East	--	+/-	-?	?																							
North Witney	-	-	--	--																							
Chipping Norton	-	Not assessed	-?	-?																							
<p>Table 4.18:</p> <p>Both paragraphs 1 and 2 are observations contained in the 2012 Kirkham Landscape and</p>	<p>Noted. These comments predominantly relate to the reasons in plan-making for</p>	<p>No change.</p>																									

Consultee Comment Summary	Response	Changes
<p>Visual Review of submissions for Carterton and Witney Strategic Development Options. On behalf of Crest Nicholson Land Use Consultants commented in detail on this review in December 2012 (Carterton: Landscape Review of WODC's Draft Local Plan). Section 4 of this review focused on the Kirkham Review and questioned the scope, method, evidence and considered lack of distinction between impacts on the landscape area as a whole as opposed to the site. These comments still stand.</p> <p>The Kirkham Review was on the proposals for Carterton West current at that time. These proposals have been advanced considerably since then both in content and degree of detail. The 2014 outline planning application has specifically and successfully addressed comments in the Kirkham review that were considered valid. Unqualified reliance on the Kirkham Review is therefore not acknowledging subsequent change in particular:</p> <ul style="list-style-type: none"> ■ Changes in layout and approach ■ In greater detail, and ■ In a full EIA and LVIA <p>The 2014 Sustainability Report does however consider the outline planning application together with a range of documents including the Kirkham review and its findings are that the rating for both Carterton East and West under Criteria 14 Landscape and Heritage are exactly the same. This is clearly shown in Table 4.13.</p> <p>Reference to Table 4.18 however does not reflect this. Instead it gives weight to the Kirkham Review at the expense of the findings elsewhere in the Sustainability Report.</p> <p>Para 1 and 2 specifics: Carterton West is 'open countryside' and the LVIA acknowledges that development would inevitably intrude into this open countryside. However the LVIA clearly shows the success of the siting and designs for this development such that this intrusion is contained and screened such that the visual impacts beyond the site boundary are limited.</p> <p>There are no predicted significant impacts on the two relevant NCA or on the AONB. There are no national or local landscape designations affecting either the site or the immediate surrounding area.</p>	<p>the selection or rejection of SDA options in Carterton, which are set out in Table 4.18. This is primarily a matter for plan-making.</p>	

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<p>'A completely unspoilt area': this could be taken to mean an area free of development whereas the site contains a number of buildings and overhead power lines, a former amenity tip, has some degree of aircraft noise from the nearby airfield, and is bounded by a relatively busy road to the south. The Shill Brook Valley (also part of the site) has quite considerable issues of contamination from tipping, issues of neglect and abuse, illegal trespass and large flood control structures. The use of the phrase 'completely unspoilt is therefore inaccurate (and emotive).</p> <p>'The site is highly sensitive': This is another emotive expression. The Kirkham Review considers the site's landscape sensitivity to be high (on a grade of high/medium/low), this is not the same as highly sensitive. The LVIA agrees that the susceptibility of the site to change is high, but ascribes only a community level of value to it because of its lack of landscape designations (range of international / national / local / community). So there is some difference of opinion.</p> <p>Compare also with North Witney which is scored double negative on landscape effects with most of the site having high landscape sensitivity, ancient landscape origins and being particularly sensitive to infill of a local gap between settlements - all stated within the detailed appraisal on page 41 but not apparently brought forward into the summary of approach.</p> <p>Para 2: simply repeats Kirkham's findings and ignores the remainder of the Sustainability Appraisal's findings. So partial summary based on review of proposals that have been substantially and subsequently changed.</p> <p>Para 3: both the proposals and the Design and Access Statement place considerable stress on the substantial changes proposed for the Shill Brook Valley. So an inaccessible unmanaged poor quality piece of land that blocks access to the countryside becomes a town ecology park – i.e. the barrier becomes a focus of amenity for both the existing town and for Carterton West.</p> <p>Page 106: being greenfield development potentially erodes access to the countryside for edge of settlement locations, a development could do this but this development does the opposite. The facts are:</p>		

Consultee Comment Summary	Response	Changes
<ul style="list-style-type: none"> ■ There is currently no direct access to the site from the edge of settlement. Public access is limited to a single north-south PROW through the site which can only be accessed from Carterton (Upavon Way etc) by walking along the busy Alvescot Road (no footway). Access into the Shill Brook woodland is illegal. ■ The site is either under agriculture or in the case of the Shill Valley woodland contains safety hazards and a degree of potential personal security issues. ■ The proposals will provide enormous added connectivity between the existing settlement and the Shill Valley Ecology Park, the extensive network of access routes and open space within and immediately to the development; and to countryside to the west of the development. ■ The development is an exemplar of access enhancement and open space provision through its landscape framework. <p>It can achieve this because of the size of the site. By comparison Carterton East's offer is far more restricted, and likely to be affected by aircraft noise.</p>		
<p>SA Objective 14:</p> <p>Paragraph 3 states that 'there is suitable mitigation provided through the Local Plan and available at the project level to address significant negative effects' but qualifies this by saying that this would be subject to more study and design. It then says that such design development should take on board comments in the Kirkham Review 2012 which has been undertaken within the outline planning application. The level of uncertainty on Carterton West's proposals are substantially less than that of Chipping Norton's for instance (same score but no outline planning application, far less design work and no LVIA).</p> <p>Historic environment/heritage is currently unscored. This should be argued as neutral because the siting and design of the outline planning application has been particularly mindful of Conservation Areas at Shilton and Alvescot (despite their distance) and that the LVIA shows there to be no significant visual intrusion on either; and there are no listed buildings or areas of archaeological sensitivity within the site or its immediate surroundings. It is not apparent what other evidence is therefore required to confirm a neutral effect.</p>	<p>Noted. An element of uncertainty was identified through the appraisal for all SDA options against Heritage.</p>	<p>No change.</p>
<p>SA Objective 3:</p>	<p>Noted. As stated in the appraisal, it is considered</p>	<p>The appraisal for the West Carterton</p>

Consultee Comment Summary	Response	Changes
<p>The very extensive Green Infrastructure, extensive and well connected landscape framework, access to good quality open space are all real differentiators from the other schemes. This is not reflected in any way with each scheme receiving the same score. It is not apparent why there is a ? rating against Carterton West's inclusivity when the outline planning application has set out in detail the proposals for the development's linkage with Carterton.</p>	<p>that the barriers to movement including the Shill Brook result in an uncertain effect. The presence of the Brook means that development would need to be set back some distance from the B4020 and the existing settlement, as demonstrated in the outline planning application². As a result, it is considered that there is the potential for an uncertain effect against SA Objective 3.</p>	<p>site presented in Appendix V has been revised in response to this representation in order to provide further clarity.</p>
Bloombridge – Kilkenny Lane (Sept 2014)		
<p>The differences in accessibility (to the town centre and Shilton Park) between East Carterton and Kilkenny are not substantial (and our scheme does not raise safety issues with regard to crossing Monahan Way). Quoting the 2011 highways comments is also misleading as these refer to a much bigger scheme, extending northwards (away from the service/retail areas); hence making our smaller scheme look worse than it is.</p>	<p>Noted.</p>	<p>No change.</p>
A new Sustainable Development at South Witney (Sept 2014)		
<p>No comments are made that directly relate to the Focused Consultation SA Report (July 2014). The information was submitted to demonstrate that potential issues with regard to the site can be mitigated.</p>	<p>Noted.</p>	<p>No change.</p>
David Wilson Homes Southern		
<p>The draft Plan considers a number of spatial strategies to deliver housing across the District; the</p>	<p>Table 4.3 sets out the reasons</p>	<p>No change.</p>

² Reference: 14/0482/P/OP

Consultee Comment Summary	Response	Changes
<p>'dispersal' option proposed to disperse development amongst a variety of towns and villages but still including development in Witney, Carterton and Chipping Norton. The options were assessed in the Sustainability Appraisal (SA) (July 2014) which supports the draft plan. The SA noted that the dispersal option would be likely to help to meet the housing, employment and infrastructure needs for rural communities and would reduce the localised negative effects of increased road traffic, particularly in the main service centres. However, the option was discounted as the SA noted that:</p> <p>"full dispersal of development would be too detrimental to the distinctive qualities of West Oxfordshire as a whole."</p> <p>We contend that the findings of the SA in Table 4.3 do not accurately reflect the intentions of the dispersal option which was to achieve some dispersal among the villages but still to include development in the major towns. Such a strategy can be controlled and contained to ensure that it does not have a detrimental impact on areas designated for their landscape importance or on areas of open countryside.</p>	<p>for selection or rejection of distribution of growth options in plan-making, not the SA. Para 4.3 states that "whilst the SA findings are considered by the Council in its selection of options and form part of the evidence supporting the Local Plan, the SA findings are not the sole basis for a decision; other factors, including planning and deliverability, play a key role in the decision-making process". The findings of the SA for the distribution of growth options are presented in Table 4.2.</p>	