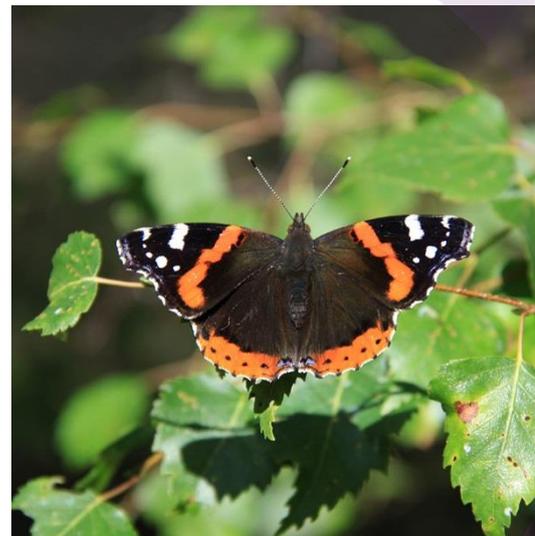


South Oxfordshire District Council

## South Oxfordshire Local Plan

Sustainability Appraisal of the  
Publication Version of the Local  
Plan 2018

**REPORT FOR CONSULTATION – ADDENDUM AND ERRATA**



**Report for**

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**Document revisions**

No.	Details	Date
1	Final Report	January 2019



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Appendix A Updated Contents List for Main SA Report

# 1. Introduction

South Oxfordshire District Council (the Council) is currently preparing a new Local Plan for the district that will set out the overall development strategy for the period from 2011 to 2034. The Plan is now at Regulation 19 Stage (the Draft Local Plan). The Draft Local Plan sets out the strategic policies and strategic sites for housing, employment and the supporting infrastructure required up to 2034. It also includes policies to direct the delivery of development through development management policies and reference to Neighbourhood Development Plans (NDPs). The Council is undertaking consultation on the Pre-submission Local Plan that will commence on 7<sup>th</sup> January 2019.

Wood Environment & Infrastructure Solutions (Wood) was appointed by the Council to undertake a Sustainability Appraisal (SA) of the Draft Local Plan, informed by a review of previous SA work undertaken by the Council. The SA appraises the environmental, social and economic performance of the Draft Local Plan and any reasonable alternatives. The latest SA Report (December 2018) will be consulted on alongside the Local Plan.

This document is an addendum to the December 2018 SA Report and should be read in conjunction with that report and the accompanying appendices that are provided in a separate volume. This addendum provides an update (and amendments) to the SA Report, following its approval for consultation by the Council at the meeting on the 20<sup>th</sup> December. Please note that the SA Report considered by the Council was marked as a draft and has been published in this form.

Specifically, this addendum provides updates to:

- the Non-Technical Summary to ensure that it reflects the content of the main SA Report;
- the main SA Report to ensure that it: reflects the most up to date baseline information, provides additional information on the consideration of reasonable alternatives relating to strategic sites and to address other more detailed matters, e.g. updates to references and table numbering.

Section 2 of this addendum provides additional text relating to the Non-technical summary and Section 3 provides additional text relating to the main report.

Appendix A provides an updated contents page for the main report.

Cross references are provided, and where relevant the text in this addendum should be considered to replace that in the December 2018 SA Report.

## 2. Non-Technical Summary

### 2.1 Introduction

Amendments to the Non-Technical Summary are set out below. These relate to:

- Growth at Didcot;
- Options for Strategic Sites; and
- Options for accommodating growth at Henley on Thames.

### 2.2 Growth at Didcot

Didcot North East and Great Western Park were removed from the sites that have been appraised in Appendix Hb1 because the sites are under construction. All references to these sites in the NTS should be ignored.

### 2.3 Options for Strategic Sites

The title of Table NTS.3 should be amended to 'Alternative Strategic Sites' to be consistent with the table in the main text (Table 7.5) and to reflect the purpose of the table, which is to set out the assumptions made about each of the sites, e.g. in terms of the number of dwellings it could provide.

Table NTS.3 should be amended to make it clear that two options were appraised for the combined site at Lower Elsfield/Wick Farm, one identified by the promoters and one identified by the Council based on a reduced site area. The amended text is shown below:

<p><b>Lower Elsfield / Wick Farm Combined Site</b></p>	<p><b>Scheme put forward by the site promoters based on 2,900 dwellings providing 2 form entry primary school, including early years provision, a local centre or contributions towards the improvement of adjoining off-site community facilities and services at Barton and sufficient contributions towards primary health care services, student accommodation, care home, open space, including Country Park.</b></p> <p><b>Alternative scheme based on a reduced site area identified by the Council to provide approximately 1,100 dwellings, a 2 form entry primary school, including early years provision, a local centre or contributions towards the improvement of adjoining off-site community facilities and services at Barton, sufficient contributions towards primary health care services.</b></p>
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Table NTS.7 sets out the reasons for selecting and rejecting strategic sites and the commentary in relation to the combined site at Lower Elsfield/Wick Farm needs amending to make it clear that the Council's preferred option for the site is based on the reduced site area and the provision of 1,100 dwellings and associated uses and why the larger scheme was rejected. The amended text is shown below:

<b>Lower Elsfield / Wick Farm Combined Site –</b>	<p><b>Selected site based on the reduced site area and provision of 1,100 dwellings. In combination, the sites provide an opportunity to deliver new homes in a sustainable location adjoining a major urban area, within close proximity to employment and services and facilities.</b></p> <p><b>There is also a high potential for encouraging sustainable modes of travel, once the A40 and Bayswater brook barriers are overcome.</b></p> <p><b>The full capacity of each site when combined was considered to have a significant adverse effect on the site constraints and the wider highways infrastructure. Flood risk from surface water and fluvial is high along the Bayswater Brook corridor and in the east of the site. High levels of harm to the Green Belt would result from the full release of the site from the Greenbelt except the release of two parcels of land.</b></p>
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## 2.4 Options for Accommodating Growth at Henley on Thames

The following text is added to the Non-Technical Summary after the consideration of strategic sites to ensure that the Non-Technical Summary reflects the contents of the main SA Report.

The following alternatives for Henley have been assessed against the SA Framework:

- Option 1 Do Nothing, No Further Growth; and
- Option 2 Allow Further Growth.

The existing allocations include measures to prevent harm to the environment so the do nothing option will not have significant environmental effects.

Both options will help to deliver new housing. However, Option 2 would deliver additional significant positive effects (SA objective 1).

Both options will have positive impacts in relation to services and health, albeit that further housing in Henley would put pressure on existing services which could have negative effects.

Further growth at Henley could have negative effects associated with development in proximity to an AQMA. However, this could be mitigated to an extent by the existing public transport options available and opportunities to use walking and cycling links.

Allowing further growth at Henley will have uncertain environmental effects given the proximity to SSSI's and SAC's (SA objective 7), the AONB (SA objective 8) and the River Thames (SA objective 11 relating to flood risk). The potential for the loss of additional green field land would also impact on objective 8 relating to land use. Given the importance of Henley's historic buildings further growth in Henley would need to be appropriately located and well designed to avoid adverse impacts on the historic environment and the potential for a negative effect in relation to SA objective 9 is identified. Minor negative / uncertain effects are identified for these topics on this basis.

The Council's preferred option is to allow further growth; Henley is one of the large market towns in the district and development at this location will help to strengthen the existing employment and services available. It also provides the opportunity to contribute towards meeting the housing needs of the district. Affordability is a key issue in the town and the provision of additional development will bring wider benefits.

## 3. Main Report

### 3.1 Introduction

This section of the Addendum sets out amendments to the main report. Appendix A provides an updated contents page for the main report.

### 3.2 Section 2.2: Outcome from the Review of Plans and Programmes

At Table 2.1 'Plans and Programmes Reviewed for the SA of the Local Plan' reference to the Conservation of Habitats and Species Regulations, 2010 should be deleted as they have been superseded by the Conservation of Habitats and Species Regulations 2017 (which are already listed in the table).

### 3.3 Section 3.4: Community Facilities and Services

Replace paragraph 3.4.53 with the following text so that the SA Report reflects the latest Infrastructure Delivery Plan (IDP):

The Council's Infrastructure Delivery Plan<sup>1</sup> estimates that over 1,834 early year's places and over 1,062 childcare places will be required to meet newly arising needs to 2034. In respect of primary school places, future demand for places (taking account of known deficits and existing capacity) is shown in Table 3.10:

Replace Table 3.10 with the following:

Table 3.1 Future Demand for Primary School Places in South Oxfordshire

Schools Planning Area	Total demand (primary FE)	Total demand (primary pupils)
Abingdon	4.13 (rising to 6.33 post-2033)	867 (rising to 1,329 post-2033)
Didcot	6.88	1,444
Henley	0.88	185
Sonning Common	0.81	170
Thame	1.63	343
Wallingford	2.48	521
Watlington	4.45 (rising to 4.54 post-2033)	934 (rising to 953 post-2033)
Wheatley	0.61	128
Woodcote	0.76	160

Replace Table 3.11 on secondary school places with the following to reflect the information in the latest IDP:

<sup>1</sup> South Oxfordshire District Council, South Oxfordshire District Council Infrastructure Delivery Plan, October 2017, available at: <http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies>

Table 3.2 Future Demand for Secondary School Places in South Oxfordshire

Schools Planning Area	Total demand (secondary FE)	Total demand (secondary pupils)
Abingdon	5.85 (rising to 8.05 post-2033)	1,228 (rising to 1,690 post-2033)
Didcot	5.18	1,088
Henley	1.19	251
Sonning Common	-1.00 (spare capacity)	-210 (spare capacity)
Thame	2.73	574
Wallingford	3.05	641
Watlington	4.61 (rising to 4.69 post-2033)	967 (rising to 986 post-2033)
Wheatley	0.43	90
Woodcote	0.95	199

Source: South Oxfordshire District Council, South Oxfordshire District Council Infrastructure Delivery Plan, October 2017.

Replace paragraph 3.4.56 with the following, to reflect the latest IDP:

The Infrastructure Delivery Schedule (Part B report) includes the following interventions for secondary education:

- One new 4-5FE secondary school with sixth form at Chalgrove (there may be options to deliver wider enhanced secondary school provision for across the Watlington Schools Planning Area through a larger school, relocation of existing schools, shared services, etc.);
- One new 6-9FE secondary school with sixth form at Culham;
- Expansion of Wallingford School;
- Expansion of Langtree School in Woodcote;
- Potential expansion of Gillot's School in Henley-on-Thames;
- Potential expansion of Lord William's School in Thame;
- There is outline planning permission for a new secondary school at Didcot North East; this has also been included in the Schedule.

Replace 3.4.57 with the following, to reflect the latest IDP:

The IDP (October 2017) indicates that there is currently capacity within existing premises for an additional 12,571 patients across the district (though there may not currently be sufficient staffing levels to meet these levels). Henley-on-Thames, Didcot and Berinsfield in particular are displaying higher levels of floorspace capacity. Surgeries in Goring, Sonning Common, Wallingford, Wheatley and Woodcote are understood to have no spare capacity within existing premises.

Replace 3.4.59 with the following, to reflect the latest IDP:

With regards to future sports facilities, the Infrastructure Delivery Plan (October 2017) has analysed existing capacity/shortfall and newly arising demand from future development and this has shown that there is a

current deficit of 34 sports halls, a demand for 15 new sports halls and also demand for a range of other facilities up to and beyond 2033, including:

- 497m<sup>2</sup> of swimming pools space;
- 8 health and fitness studios;
- 1 indoor tennis court; and
- 5 squash courts.

The Infrastructure Delivery Plan also highlights a need for 3 outdoor bowling greens and 21 outdoor tennis courts.

Replace Table 3.12 with the following, to reflect the latest IDP:

Table 3.12: Open Space Additional Demand

Infrastructure	Existing capacity (-) / shortfall (+) (ha)	Newly arising demand (ha)	Total (ha)
Parks and Gardens and Amenity Greenspace	0.13	87.78 (rising to 96.95 including post-2033)	87.91 (rising to 97.08 including post-2033)
Allotments	5.52	16.46 (rising to 18.19 including post-2033)	21.98 (rising to 23.71 including post-2033)
Childrens Playspace	Not stated	22.68 (rising to 25.05 including post-2033)	22.68 (rising to 25.05 including post-2033)

Source: South Oxfordshire District Council, South Oxfordshire District Council Infrastructure Delivery Plan, October 2017.

### 3.4 Section 3.7: Geology

Amend title and key of Figure 3.8 from 'Geological Sites in South Oxfordshire' to 'Geological SSSI's in South Oxfordshire.'

### 3.5 Section 3.9: Air Quality

Amend paragraph 3.9.7 under 'likely evolution of the baseline without the local plan' to refer to updated information in relation to air quality:

The Council's Air Quality Annual Status Report (ASR) notes that exceedances of the annual mean concentration objective (40 µg NO<sub>2</sub>/m<sup>3</sup>) have been recorded during 2017 in all three declared AQMAs and also in other areas of the district in 10 occasions, 3 more than last year.<sup>2</sup>

<sup>2</sup> South Oxfordshire District Council 2018 Air Quality Annual Status Report In fulfilment of Part IV of the Environment Act 1995 Local Air Quality Management May 2018 available at <https://oxfordshire.air-quality.info/documents/2018.pdf>

The ASR also notes that although the monitoring data suggests a downward NO<sub>2</sub> concentration trend, this is only the case of Wallingford and Henley. Some other areas like Watlington's AQMA, Thame, Chinnor and areas near the M40 have suffered significant increases in NO<sub>2</sub> levels, suggesting the potential need for new AQMAs in the district.

The main air quality measures South Oxfordshire would like to progress during 2018 aiming to reduce NO<sub>2</sub> emissions are:

- Further implementation of South Oxfordshire's Low Emission Strategy;
- The installation of more electric vehicle (EV) charging points within some of the council owned car parks;
- Work towards some community engagement projects.

### 3.6 Section 3.11: Material assets

At paragraph 3.11.7 the reference to the Board Report should be that for March 2018:

[http://www.southoxon.gov.uk/sites/default/files/Board\\_report\\_1803v3\\_0.pdf](http://www.southoxon.gov.uk/sites/default/files/Board_report_1803v3_0.pdf)

### 3.7 Table numbering in Section 3

Table 3.20 'Recycling Rates for Top Ten Local Authorities in England' should be labelled as Table 3.18.

Table 3.21 Conservation Area Management and Monitoring in South Oxfordshire should be labelled as Table 3.19 and referred to as such in the preceding paragraph.

Table 3.22 Key Sustainability Issues should be labelled as Table 3.20 and referred to as such in the preceding paragraph.

Appendix A provides an updated contents list for all tables in the main report.

### 3.8 Section 7.3: Growth at Didcot

Didcot North East and Great Western Park were removed from the sites that have been appraised in Appendix Hb1 because the sites are under construction. All references to these sites at Section 7.3 of the main report should be ignored.

### 3.9 Section 7.5: Options for Strategic Sites

Table 7.5 'Alternative Strategic Sites' should be amended to make it clear that two options were appraised for the combined site at Lower Elsfield/Wick Farm, one identified by the promoters and one identified by the Council based on a reduced site area. The amended text is shown below:

<b>Lower Elsfield / Wick Farm Combined Site</b>	Scheme put forward by the site promoters based on 2,900 dwellings providing 2 form entry primary school, including early years provision, a local centre or contributions towards the improvement of adjoining off-site community facilities and services at Barton and sufficient contributions towards primary health care services, student accommodation, care home, open space, including Country Park.
	Alternative scheme based on a reduced site area identified by the Council to provide approximately 1,100 dwellings, a 2 form entry

primary school, including early years provision, a local centre or contributions towards the improvement of adjoining off-site community facilities and services at Barton, sufficient contributions towards primary health care services.

Table 7.5 also provides an opportunity to say why larger development proposals were not considered at two sites – Land at Wheatley Campus and Berinsfield, in response to comments on the previous draft SA.

The updated text is provided below.

<b>Land at Wheatley Campus</b>	<p>At least 300 dwellings, retail floorspace, retention of quantum of existing sport pitches.</p> <p>Physical barriers (road infrastructure) to the south and east of the site; groundwater flood risk across most of the site, as well as surface water ponding at lower points of the site, in addition to the harm on heritage assets mean that the selected site area is considered to be more appropriate for development than a larger development area.</p>
<b>Berinsfield</b>	<p>1,700 dwellings, employment land, primary school, new expanded premises for Abbey Woods Academy, retail floorspace and new Health Facility. New development would fund a regeneration package to deliver new premises for existing uses (including Children’s Centre and a new community hub building).</p> <p>Whilst the regeneration aspirations of the site are noted, it is considered that a larger scheme would be inappropriate on the basis that the harm in terms of landscape setting and Green Belt were to such a significant degree as to be unacceptable.</p>

Table 7.10 sets out the reasons for selecting and rejecting strategic sites and the commentary in relation to the combined site at Lower Elsfield/Wick Farm needs amending to make it clear that the Council’s preferred option for the site is based on the reduced site area and the provision of 1,100 dwellings and associated uses and why the larger scheme was rejected. The amended text is shown below:

<b>Option</b>	<b>Reason for Rejection</b>	<b>Reason for Selection</b>
<b>Lower Elsfield/Wick Farm combined</b>	<p>The full capacity of each site when combined was considered to have a significant adverse effect on the site constraints and the wider highways infrastructure. Flood risk from surface water and fluvial is high along the Bayswater Brook corridor and in the east of the site. High levels of harm to the Green Belt would result from the full release of the site from the Greenbelt except the release of two parcels of land.</p>	<p>In combination the sites provide an opportunity to deliver 1,100 new homes in a sustainable location adjoining a major urban area, within, close proximity to employment, services and facilities. There is also a high potential for encouraging sustainable modes of travel, once the A40 and Bayswater brook barriers are overcome.</p>



### 3.10 Section 7.6: Options for Accommodating Growth at Henley on Thames

Table 3.12 'Reasons for the Selection of the Preferred Alternative for Growth at Henley-on-Thames and for the Rejection of the Alternative,' the plan period is now to 2034, not 2033 as indicated in the table.

### 3.11 Section 9: Next Steps and How to Comment on this Report

Updated text, including the deadline for commenting on the Local Plan and SA are provided below, replacing those in both the Non-Technical Summary and Main Report:

We are inviting comments on the SA Report, which has been published alongside the Pre-Submission version of the Local Plan. The responses to this report will be taken into account when undertaking the next stages of the SA and in finalising the Local Plan prior to submission. Details of how to respond and the deadline for doing so are provided below.

#### **This Consultation: How to Give Us Your Views**

**We would welcome your views on any aspect of this SA Report.**

**The consultation runs from 7th January until 18th February 2019**

**Comments should be sent to:**

**By email: [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)**

**By post: writing to SODC Planning Policy, 135 Eastern Avenue, Milton Park, Abingdon, OX14 4SB**



# Appendix A

## Updated Contents List for Main SA Report



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**wood.**

