

South Oxfordshire LOCAL PLAN 2032

SUSTAINABILITY APPRAISAL REPORT OF THE
SOUTH OXFORDSHIRE LOCAL PLAN 2032

PREFERRED OPTIONS

STAGE THREE OF THE PROCESS

JUNE 2016



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your opinions
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South Oxfordshire

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SOUTH OXFORDSHIRE DISTRICT

SUSTAINABILITY APPRAISAL REPORT OF THE SOUTH OXFORDSHIRE LOCAL PLAN 2032

PREFERRED OPTIONS

STAGE THREE OF THE PROCESS

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South Oxfordshire District Council

135 Eastern Avenue

Milton Park

Milton

OX14 4SB

planning.policy@southoxon.gov.uk

www.southoxon.gov.uk/newlocalplan

01235 422600

SUSTAINABILITY APPRAISAL REPORT OF THE SOUTH OXFORDSHIRE
LOCAL PLAN 2032 PREFERRED OPTIONS STAGE THREE OF THE PROCESS
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Introduction

Strategic Environmental Assessment and Sustainability Appraisal

1. The Planning and Compulsory Purchase Act (2004) introduced a requirement to carry out Sustainability Appraisal (SA) as an integral part of preparing the Local Plan. We are also required to carry out a Strategic Environmental Assessment (SEA) of Local Plans in accordance with the requirements of European Directive 2001/42/EC (SEA Directive). Government advice is that both Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) can be carried out in a single appraisal process and this has been followed in the production of this appraisal.
2. The National Planning Policy Framework (NPPF) states that ‘a Sustainability Appraisal (SA) which meets the requirements of the European Directive on Strategic Environmental Assessment (SEA) should be an integral part of the plan preparation process, and should consider all the likely significant effects on environmental, economic and social factors¹.
3. This Sustainability Appraisal has been carried out in accordance with the following published government guidance:
 - A Practical Guide to the Strategic Environmental Directive, ODPM, September 2005
 - Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM, November 2005

THE LOCAL PLAN 2032: WHAT HAVE WE DONE SO FAR

4. This Preferred Options document is the third stage in the process of preparing the Local Plan 2032. The process started in June and July 2014, when we held a Local Plan Issues and Scope consultation, which was the first public stage of preparing the new Local Plan. It asked a number of questions about how we

1 National Planning Policy Framework, Department for Communities and Local Government, March 2012

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could approach planning for additional housing, where business and job growth could be located, and how we can improve transport, infrastructure, shopping and community facilities. You can see the consultation document on the council's website at www.southoxon.gov.uk/issuesandscope

5. We received nearly 4,000 comments from the Issues and Scope consultation, from almost 800 individuals and organisations. Our Issues and Scope Consultation Report is available at www.southoxon.gov.uk/issuesandscope and this provides a detailed summary of the main themes arising from the responses.
6. The comments received helped us refine the wide range of issues raised in the previous consultation and informed the Refined Options consultation, that was held between 19 February and 2 April 2015.
7. Over 3,200 responses were received from 750 individuals and organisations. The Refined Options Consultation Report provides a detailed summary of the main themes, and can be found at www.southoxon.gov.uk/RefinedOptions The responses received from this second consultation have informed this Preferred Option document.
8. Public consultations are, however, only one method by which we collect evidence and information to help us prepare our new Local Plan. We have also carried out or commissioned a range of other studies to provide us with a comprehensive picture of the opportunities and constraints in the district. Completed studies are available on the evidence page of our website www.southoxon.gov.uk/evidence

1. PREFERRED OPTIONS CONSULTATION

9. South Oxfordshire District Council is continuing work on the Local Plan 2032 which will shape the future of our district. We are committed to involving our communities in preparing the new plan, and we would now like your views on the Sustainability Appraisal of our Preferred Options.
10. **The Preferred Options document is not a draft Local Plan.** It sets out our preferred approach in respect of a number of key issues. A further consultation will take place later in 2016 in respect of the other proposed elements of the Local Plan, such as the development management policies.

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11. We are preparing our Local Plan in the face of a number of challenges, including:

- meeting our increased housing need as evidenced by the SHMA
- the requirement to work with Oxford City and the other four districts in the county to ensure that the city's housing needs can be met
- maintaining an on-going 5-year housing land supply
- securing a faster rate of housing delivery in Didcot
- ongoing housing affordability difficulties
- maintaining employment growth and skill development to maximise opportunities for our existing and new workforce
- balancing employment growth with the provision of an appropriate choice of housing
- protecting the Green Belt and Areas of Outstanding Natural Beauty (AONB)
- ensuring that we provide for housing and employment growth whilst protecting our natural and historic environment
- We believe that our Preferred Options set out the most appropriate way of tackling these challenges.

12. The Preferred Options document contains:

- A vision for South Oxfordshire in 2032;
- Objectives and a strategy for showing how we will meet the vision;
- Distribution of sites or areas for development where these are needed;
- Key policies on important topics that underpin the strategy - this exclude development management policies at this stage; and
- A number of specific questions that we would like our communities and all stakeholders to consider

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SUSTAINABILITY APPRAISAL CONSULTATION

13. The Preferred Options document has been prepared alongside the ongoing sustainability appraisal of the Local Plan that has developed since previous consultations and is informed by comments received. This consultation document focusses on the alternatives considered when choosing our preferred options. The following documents have been produced alongside the Local Plan to inform the decision making process:

- South Oxfordshire Local Plan Sustainability Appraisal Scoping Report 2014
- South Oxfordshire Local Plan 2031 Interim Sustainability Appraisal Refined Options February 2015

SEA DIRECTIVE

14. Sustainability Appraisals (SA) must, where appropriate, incorporate the requirements of the Strategic Environmental Assessment Directive (2001/42/EC) (SEA Directive). The SEA Directive requires that a formal assessment is undertaken of plans and programmes which are likely to have significant effects on the environment. This has been transposed into UK law through the SEA Regulations (July 2004). **Error! Reference source not found.** outlines the SEA Directive Requirements and how these requirements have been addressed within this report at this stage of the Plan making process.

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Table 1 SEA Regulations Schedule 2 requirements

SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
a) An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	The relevant plans, programmes and environmental protection objectives were consulted on in our Scoping Report (Appendix 1, June 2014). They are re-produced in Appendix A Table 11 of this Report, and have been updated to reflect changes in Policy where necessary
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Scoping Report April 2014 Reviewed and updated where appropriate within the Sustainability Appraisal South Oxfordshire Local Plan 2031 - Refined Options, February 2015.
c) The environmental characteristics of areas likely to be significantly affected.	Scoping Report April 2014 Reviewed and updated where appropriate within the Sustainability Appraisal South Oxfordshire Local Plan 2031 Refined Options. February 2015.
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.	Scoping Report April 2014 and summarised in Task A3 Identifying sustainability challenges, Table 2 within this SA report.
e) The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its	The relevant plans, programmes and environmental protection objectives were consulted on in our Scoping Report (Appendix 1, June 2014). They are re-produced in Appendix A Table 11 of this Report, and have been updated to reflect changes in Policy where necessary.

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SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
preparation.	
f) The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and inter-relationships between the above issues.	<p>Appendix A of this SA Report provides the full SA Matrices for all alternative options considered throughout the development of this, the Preferred Options for the Local Plan 2032. The potential effects are discussed within Appendix A and summaries of these effects are provided within the following tables:</p> <p>Table 6, Table 7, Table 8, Table 9, Table 10, Table 11, Table 12, Table 13, Table 14, Table 15, Table 16, Table 17, Table 18, Table 19, Table 20, Table 21</p>
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	<p>Appendix A of this SA Report provides the full SA Matrices for all alternative options considered through-out the development of the Local Plan 2032. Mitigation measures are recommended within the matrices located in Appendix A and summaries of are provided within the following tables:</p> <p>Table 6, Table 7, Table 8, Table 9, Table 10, Table 11, Table 12, Table 13, Table 14, Table 15, Table 16, Table 17, Table 18, Table 19, Table 20, Table 21</p> <p>The SA will be carried out alongside the next stage of the Local Plan development and the mitigation will be finalised at this stage, also highlighting how the Local Plan 2032 has incorporated the mitigation requirements.</p>
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of	<p>Appendix A of this SA Report provides the full SA Matrices for all alternative options considered through-out the development of the Local Plan 2032. Mitigation measures are recommended within the matrices located in Appendix</p>

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SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
<p>know-how) encountered in compiling the required information.</p>	<p>A and summaries of are provided within the following tables:</p> <p>Table 6, Table 7, Table 8, Table 9, Table 10, Table 11, Table 12, Table 13, Table 14, Table 15, Table 16, Table 17, Table 18, Table 19, Table 20, Table 21</p> <p>The SA will be carried out alongside the next stage of the Local Plan 2032 development and a full discussion of alternatives will be provided at this stage.</p>
<p>i) A description of the measures envisaged concerning monitoring in accordance with regulation 17.</p>	<p>Monitoring is under consideration and will included within the next stage of the SA and Plan making process</p>
<p>j) A non-technical summary of the information provided under paragraphs 1 to 9.</p>	<p>A non-technical summary will be produced to accompany the Pre-submission SA Report, this will outline in detail the SA Process and findings for the Pre-submission Local Plan.</p>
<p>Consultation:</p> <ul style="list-style-type: none"> • authorities with environmental responsibility, when deciding on the scope and level of detail of the information to be included in the environmental report (Art. 5.4). • authorities with environmental responsibility and the public shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2). 	<p>The Scoping Report June 2014 and the Local Plan 2031 Refined Options SA February 2015 were consulted on with the following bodies to seek their views,</p> <ul style="list-style-type: none"> • The Environment Agency; • Natural England; • English Heritage (now Historic England); • neighbouring local authorities under the Duty to Cooperate; • town and parish councils in South Oxfordshire; • residents.. <p>This SA Report will be consulted with the same consultees above.</p>
<p>Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).</p>	<p>The responses are documented in Appendix A Table 10.</p> <p>Any further consultation responses will</p>

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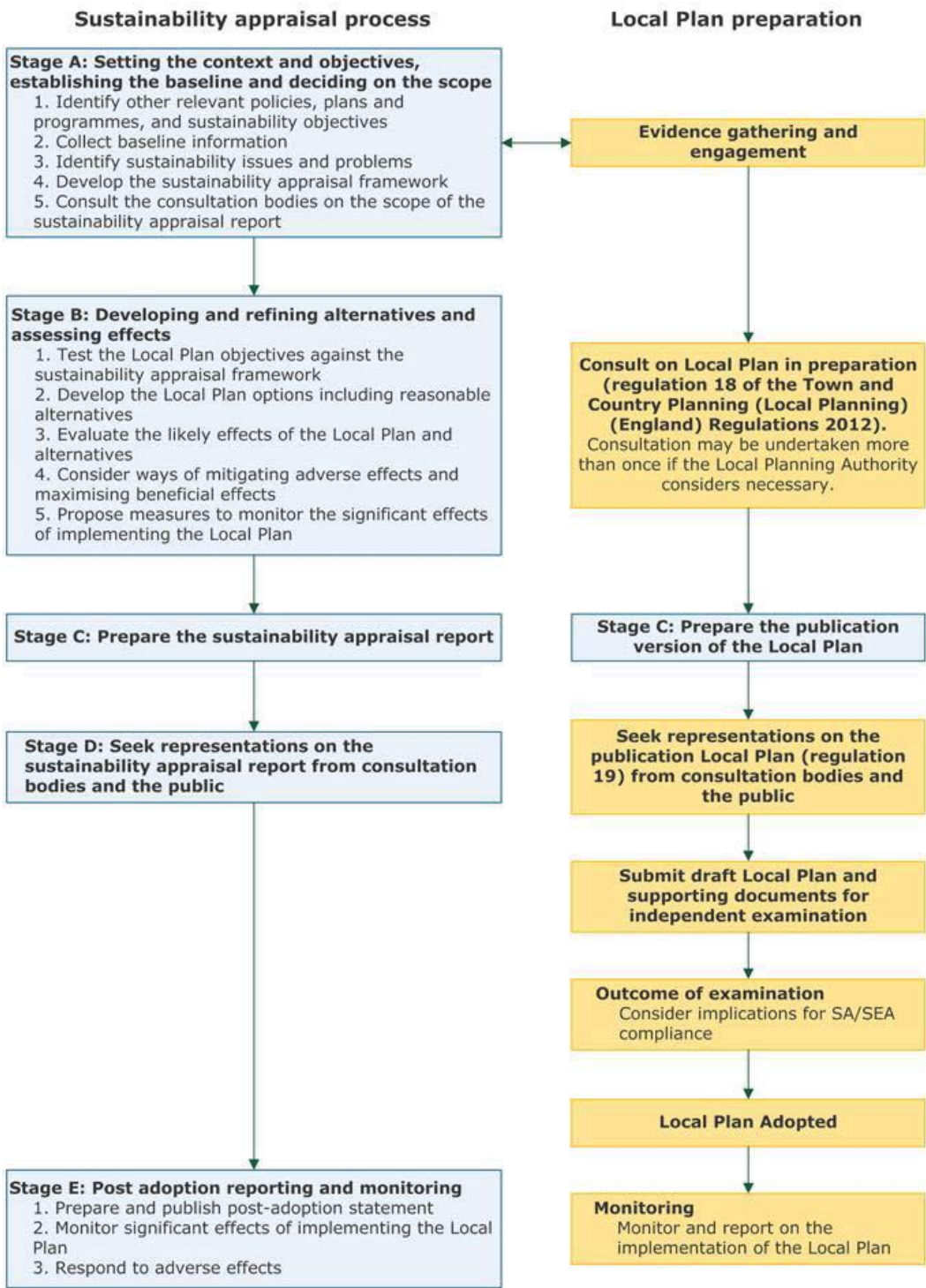
SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
	be documented and addressed within the next stage of the SA process.
<p>Provision of information on the decision: When the plan or programme is adopted, the public and any countries consulted shall be informed and the following made available to those so informed:</p> <ul style="list-style-type: none"> • the plan or programme as adopted; • a statement summarising how environmental considerations have been integrated into the plan or programme and how the environmental report pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been taken into account in accordance with Article 8, and the reasons for choosing the plan or programme as adopted, in the light of the other reasonable alternatives dealt with; and • the measures decided concerning monitoring (Art. 9 and 10) 	Adoption Stage
Monitoring of the significant environmental effects of the plan's or programme's B, E / Appendix 10 implementation (Art. 10).	Monitoring is under consideration and will included within the next stage of the SA and Plan-making process

SUSTAINABILITY APPRAISAL METHODOLOGY

15. The formal stages of the SA process are set out in Figure 1 below. Each stage A to E contains a series of sub-stages which need to be completed in order to assess the sustainability implications of the Local Plan.

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Figure 1 Sustainability Appraisal Process



Task A1 Identifying relevant plans and programmes

16. As other plans or programmes may influence local plans, the guidance states that the council should identify these plans, policies and programmes and note any targets or specific requirements. This requirement to undertake a 'context review' of relevant plans, policies and programmes arises from the SEA Directive which states that the Environmental Report should include:

'an outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes 'the environmental protection objectives, established at international, community, or member state level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation' Annex 1 (a) and (e), SEA Directive, 2001

17. The relevant plans, programmes and environmental protection objectives were consulted on in our Scoping Report (Appendix 1, June 2014). They are reproduced in Appendix A Table 11 of this Report, and have been updated to reflect changes in Policy where necessary

Task A2 Collecting data to establish baseline

18. The National Planning Practice Guidance (NPPG) recommends that baseline information is collected for identified social, environmental, and economic objectives, with indicator data to support each objective. If indicators are monitored over time, then the resulting data can reveal trends and be used to assess whether an objective is being met or not. The performance of an indicator in one district can also be compared with performance in another district or wider geographical area, provided that comparable data is available and relevant. Where targets exist the council can also assess indicator performance against these. The SEA Directive requires that baseline information should include: *'the relevant aspects of the current state of the environment and the likely evolution thereof with the implementation of the plan or programme 'the environmental characteristics of areas likely to be significantly affected' Annex 1 (b) and (c), SEA Directive, 2001'*. The Sustainability Appraisal

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Scoping Report June 2014² set out the baseline data for the district. The following section outlines the sustainability challenges that need to be considered.

Task A3 Identifying sustainability challenges

19. The identification of sustainability challenges is required by the SEA Directive which states that an Environmental Report should include:

‘any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC (the Birds Directive) and 92/43/EEC (the Habitats Directive)’

20. The identification of sustainability challenges facing South Oxfordshire in the Scoping Report June 2014 are derived from a combination of the review of relevant plans, policies, and programmes and through reviewing the relevant data.

21. The sustainability challenges for South Oxfordshire are set out in Table 2 South Oxfordshire’s sustainability challenges’ and includes those where the planning system may be able to contribute towards their solution or amelioration. The numbering of the challenges is for reference purposes only and does not indicate any order of priority. These remain unchanged from the 2014 scoping report of the South Oxfordshire Core Strategy. The review of the evidence shows South Oxfordshire continues to face these challenges.

Table 2 South Oxfordshire’s sustainability challenges

South Oxfordshire’s sustainability challenges		
	Sustainability challenge	Evidence of the problem
Environmental challenges		
1	Landscape deterioration	<ul style="list-style-type: none">In some areas of South Oxfordshire the condition of the landscape has deteriorated and is in need of repair, restoration or reconstruction (South

² South Oxfordshire SA Scoping Report Consultation Version April 2014

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South Oxfordshire's sustainability challenges		
		<p>Oxfordshire Landscape Character Assessment: SODC, 2003).</p> <ul style="list-style-type: none"> Large-scale development on the edge of settlements is potentially inappropriate within the rural and unspoilt landscape of South Oxfordshire (South Oxfordshire Landscape Character Assessment 2003).
2	Loss of biodiversity	<ul style="list-style-type: none"> Challenges to Oxfordshire's habitats and species that are leading to continuing biodiversity loss include increasing fragmentation of habitats, a changing climate, and the many demands on our land (biodiversity, food, energy, recreation, and housing) (Oxfordshire's Biodiversity Action Plan, ONCF, 201X)
3	Road traffic congestion	<ul style="list-style-type: none"> Oxfordshire County Council's 10 year traffic growth (2002 to 2012) showed an overall increase in the traffic on the county's B-roads of 0.33%. Although this increase is very low, this may have been much higher without an economic recession.
4	Flood risk	<ul style="list-style-type: none"> There are approximately 21,000 properties at risk from river flooding in Oxfordshire, with around 8,500 at significant risk. Oxfordshire has 12% of its land within the floodplain (The Environment in Oxfordshire, The Environment Agency, 2009)
5	Risk of drought	<ul style="list-style-type: none"> The South East is one of the driest areas of the country. It receives an average rainfall of 728 millimetres a year, compared to 906 millimetres a year in England and Wales (South East Region Drought Plan, The Environment Agency, January 2012).
6	Climate change	<ul style="list-style-type: none"> Climate change is a significant problem. We need to act to reduce greenhouse gas emissions at home, at work, and when traveling (Securing the Future: Delivering UK sustainable development strategy, DEFRA, 2005). Little progress is being made in reducing CO₂ emissions. There is also slow progress in the development of diverse renewable energy resources (Appendix 2). Oxfordshire's main areas of climate-related vulnerability are increasingly intense downpours and higher temperatures (Oxfordshire Sustainable

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South Oxfordshire's sustainability challenges		
		<p>Community Strategy, Briefing Paper 6: Environment 2007).</p> <ul style="list-style-type: none"> The South East is particularly vulnerable to climate change with low lying coastal areas and low average levels of rainfall. The South East has already recently experienced ten of the hottest summers on record and also some of the heaviest rainfall events (State of the Environment - South East England, February 2010).
7	Energy consumption and carbon emissions	<ul style="list-style-type: none"> Domestic energy consumption and CO₂ emissions in South Oxfordshire are higher than the Oxfordshire average (Local authority carbon dioxide emissions, DECC, July 2013).
8	Aston Rowant Special Area of Conservation	<ul style="list-style-type: none"> The SAC is close to the M40 motorway and the B4009. High levels of development in the district (or elsewhere) could lead to an increase of vehicular traffic on these roads with a subsequent decrease in air quality around the SAC.
9	Chiltern Beechwoods Special Area of Conservation	<ul style="list-style-type: none"> The SAC is close to the M40 motorway and the B4009. High levels of development in the district (or elsewhere) could lead to an increase of vehicular traffic on these roads with a subsequent decrease in air quality around the SAC. The site is also close to Chinnor, a village that has previously been identified for housing allocations. Development at Chinnor may have an indirect impact on the biodiversity of the SAC.
10	Little Wittenham Special Area of Conservation	<ul style="list-style-type: none"> The site is nearby the A4074 and the A4130. High levels of development in the district (or elsewhere) could lead to an increase of vehicular traffic on these roads with a subsequent decrease in air quality around the SAC.
11	Harlstock Wood Special Area of Conservation	<ul style="list-style-type: none"> The site is also close to Goring, a village that has previously been identified for housing allocations. Development at Goring may have an indirect impact on the biodiversity of the SAC.
Social challenges		
12	Shortage of affordable housing and the cost of general	<ul style="list-style-type: none"> Housing need in the district is very high. The objectively assessed need for South Oxfordshire is identified in the Oxfordshire SHMA at between 725 and 825 dwellings per annum. The Preferred

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South Oxfordshire's sustainability challenges		
	market housing	Options are based on 750 homes per annum.
13	Lack of appropriate size of housing	<ul style="list-style-type: none"> The main shortfall in both the affordable and general market housing sectors is for two bedroom accommodation (South Oxfordshire Housing Needs Assessment, DCA, 2011).
14	An ageing population	<ul style="list-style-type: none"> South Oxfordshire's population is predicted to have a growing proportion of older people and fewer younger people (Appendix 2).
15	Social exclusion due to the remote location of some residential development and services	<ul style="list-style-type: none"> In a rural district such as South Oxfordshire access to services can be difficult or people who rely on public transport (South Oxfordshire's Sustainable Communities Strategy 2009-2026).
16	Lack of indoor and outdoor community sports facilities	<ul style="list-style-type: none"> Based on identified future need, the indicative total capital investment required in the district is £22.9m. This includes the replacement of the Didcot Wave leisure facility (Leisure and Sports Facility Strategy, SODC, March 2011).
17	Fear of crime and anti-social behaviour	<ul style="list-style-type: none"> Despite relatively low levels of crime, community safety has consistently been a priority for local people and anti-social behaviour remains a major concern (South and Vale Community Safety Partnership rolling annual plan 2012-2013).
Economic challenges		
18	Pockets of deprivation	<ul style="list-style-type: none"> South Oxfordshire is one of the least deprived local authorities in the UK, ranking 307 out of 354 authorities where rank 1 is the most deprived (Index of Deprivation 2010). The most deprived super output areas are Berinsfield and Didcot (Northbourne and Park). Low income levels are a significant component of deprivation in these areas (Appendix 2).
19	Ageing resident population structure	<ul style="list-style-type: none"> The ageing population will result in a fall in the size of the local workforce that will impact adversely on recruitment by businesses (Appendix 2).
20	Workforce skills	<ul style="list-style-type: none"> Skills shortages are an obstacle to business success, however the number of residents with A-Level equivalent education is higher than the county

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South Oxfordshire's sustainability challenges		
		and national averages (Appendix 2) (Our Place, Our Future, South Oxfordshire Sustainable Communities Strategy 2009-2026).
21	Road traffic congestion	<ul style="list-style-type: none"> There are over 4,000 kilometres of road in Oxfordshire. The majority of these operate satisfactorily but there are a number of locations where the network is under stress. Figures 2 and 3 show the AM and PM peak congestion spots in the county, (Oxfordshire local transport plan 2011-2013).
22	The availability and affordability of housing	<ul style="list-style-type: none"> South Oxfordshire's average house price is 14% above the Oxfordshire average, and 30% above the average for the South East. This has led to severe affordability problems (Oxfordshire Local Area Agreement 2005, and Appendix 2). There is a shortage of market and affordable housing (appendix 2)
23	Investment in Infrastructure	<ul style="list-style-type: none"> The NPPF highlights the importance of infrastructure delivery. It is identified as part of the economic dimension to sustainable development. Paragraph 21 of the NPPF states that planning policies should recognise and seek to address barriers to investment include infrastructure.
24	Threats to the vitality and viability of town and village centres	<ul style="list-style-type: none"> The vitality and viability of town and village centres in South Oxfordshire is being challenged. The threats to these centres include changing patterns of consumer spending and travel, increasing competition from larger town centres and relocation of business to out-of-centre locations. The rise of internet shopping is also a threat to comparison retail units. (South Oxfordshire District Council Retail and Leisure Needs Assessment, 2010) (Our Place, Our Future, South Oxfordshire Sustainable Communities Strategy 2009-2026).
25	There is a shortage of suitable business premises in appropriate locations	<ul style="list-style-type: none"> The council is committed to supporting business growth in appropriate locations across the district (South Oxfordshire Corporate Plan 2012-2016)

Task A4 Developing the SA Framework

22. The SA Framework provides a method for describing, analysing and comparing the sustainability effects of plans and policies. The Sustainability Objectives that form the SA Framework were developed from tasks A1, A2 and A3 in the SA process, and consulted on as part of the SA Scoping process.

23. The 17 objectives can be found in Table 3. The numbers of objectives on social, economic, and environmental matters reflect the key issues in the district and are not evenly matched for this reason.

24. The SA has tested each of the alternative options within the Local Plan on the extent to which it assists achievement of the sustainability objectives outlined below.

Table 3 Sustainability Appraisal

	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
1	To help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure.	Will the option/alternative: <ul style="list-style-type: none"> • Providing housing? • Of appropriate types, including affordable housing? • In appropriate locations? • Supported by appropriate levels of infrastructure?
2	To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	Will the option/alternative <ul style="list-style-type: none"> • Assist with creating safe places? • Reduce opportunities for crime and antisocial behaviour, and fear of crime?

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	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
3	To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	<p>Will the option/alternative improve accessibility for everyone to:</p> <ul style="list-style-type: none"> • health, (access to GP's, dentist, hospitals) • education, (location of schools, colleges, universities, etc) • recreation, (open space, allotments, green, infrastructure, cycle routes) • cultural, and community facilities and services? (Churches, community centres, youth organisations etc)
4	To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	<p>Does the option/alternative provide:</p> <ul style="list-style-type: none"> • Opportunity to increase social cohesion? • Promote regeneration of deprived areas? • Opportunity to access and support voluntary, community, and faith groups? • Access to local, healthy food?
5	To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Minimise and reduce the potential for exposure of people to noise, air and light pollution? • Minimise development on

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	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
		<p>high quality agricultural land?</p> <ul style="list-style-type: none"> • Enhance water quality and help to meet the requirements of the Water Framework Directive? • Protect groundwater resources? • Minimise and reduce the potential for exposure of people to contamination land? • Protect geodiversity and mineral resources?
6	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Reduce the need to travel through more sustainable patterns of land use and development? • Encourage modal shift to more sustainable forms of travel? • Enable key transport infrastructure improvements?
7	To conserve and enhance biodiversity	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Protect the integrity of European sites and other designated nature conservation sites? • Protect and enhance natural habitats, wildlife, biodiversity and geodiversity?

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	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
		<ul style="list-style-type: none"> • Encourage the creation of new habitats and features for wildlife? • Prevent isolation/fragmentation and re-connect / de-fragment habitats?
8	To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas designated for their landscape importance, minerals, biodiversity and soil quality.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Conserve and enhance areas of sensitive landscape including AONB and Green Belt? • Conserve and enhance the district's open spaces and countryside? • Improve access to, and enjoyment, understanding and use of cultural assets and PRow? • Protect and enhance biodiversity? • Minimise development on high quality agricultural land? • Protect mineral resources?
9	To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Protect and enhance archaeology and heritage assets? • Protect high quality design and reinforces local distinctiveness?

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	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
10	<p>To seek to address the causes and effects of climate change by:</p> <ul style="list-style-type: none"> a) securing sustainable building practices which conserve energy, water resources and materials; b) protecting, enhancing and improving our water supply where possible c) maximizing the proportion of energy generated from renewable sources; and d) ensuring that the design and location of new development is resilient to the effects of climate change. 	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Reduce greenhouse gas emissions? • Promote development on previously developed land? • Encourage sustainable, low carbon building practices and design? • Reduce energy use? • Promote renewable energy generation? • Reduce water use? • Provide adequate infrastructure to ensure the sustainable supply of water and disposal of sewerage? • Respond to the likelihood of future warmer summers, wetter winters, and more extreme weather events?
11	<p>To reduce the risk of, and damage from, flooding.</p>	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Minimise and reduce flood risk to people and property? • Respond to the likelihood of future warmer summers, wetter winters, and more extreme weather events?
12	<p>To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or</p>	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Maximise opportunities for reuse, recycling and

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	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
	energy recovery.	minimising waste?
13	<p>To assist in the development of:</p> <ul style="list-style-type: none"> a) high and stable levels of employment and facilitating inward investment; b) a strong, innovative and knowledge-based economy that deliver high-value-added, sustainable, low-impact activities; c) small firms, particularly those that maintain and enhance the rural economy; and d) thriving economies in our towns and villages. 	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Promote economic growth and a diverse and resilient economy • Provide opportunities for all employers to access: a) different types and sizes of accommodation; b) flexible employment space; c) high quality communications infrastructure. • Build on the knowledge-based and high tech economy in Oxfordshire • Promote and support a strong network of towns and villages and the rural economy
14	<p>To support the development of Science Vale as an internationally recognised innovation and enterprise zone by:</p> <ul style="list-style-type: none"> a) attracting new high value businesses; b) supporting innovation and enterprise; c) delivering new jobs; d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the 	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Support the development of Science Vale UK and the associated infrastructure? • Attract new high value businesses? • Support innovation and enterprise? • The delivering new jobs? • Support the delivery of new homes?

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	Sustainability Appraisal Objective	Appraisal questions asked to determine the effects of options & alternatives.....
	Science Vale area.	
15	To assist in the development of a skilled workforce to support the long term competitiveness of the district by raising education achievement levels and encouraging the development of the skills needed for everyone to find and remain in work.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Improve opportunities and facilities for all types of learning? <p>Encourage an available and skilled workforce which:</p> <ul style="list-style-type: none"> • Meets the needs of existing and future employers? • Reduces skills inequalities? • Helps address skills shortages?
16	To encourage the development of a buoyant, sustainable tourism sector.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Promote sustainable tourism sector?
17	Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	<p>Does the option/alternative:</p> <ul style="list-style-type: none"> • Support community involvement in decision making?

25. Table 4 below indicates how these 17 objectives in the South Oxfordshire SA Framework relate to the environmental issues listed in Annex 1 of the SEA Directive. The objectives in Table 3 are appropriate for the more general nature of the development management district wide policies.

Table 4 Links between the SA Objectives and the SEA Directive issues

Links between the SA Objectives and the SEA Directive issues	
SEA Directive issue	SA objectives
Biodiversity, fauna, and flora	6, 7
Population	1,2,3,4,13,15,17

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Human health	1,2,3,4
Soil	5,7,13
Water	5,8,11
Air	5,10
Climatic factors	5,6,8,10
Material assets	8,9,12
Cultural heritage	9
Landscape	8

A5 – Consulting on the scope of SA

26. The Regulations require that ‘when deciding on the scope and level of detail of the information that must be included in the [SA] Report, the responsible authority shall consult the consultation bodies [who] by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans’. The Scoping Report June 2014 was issued to the following bodies to seek their views:

- The Environment Agency;
- Natural England; and
- English Heritage (now Historic England).

27. The following other groups and bodies that have social, environmental, and economic interests and expertise were also consulted,

- neighbouring local planning authorities under the Duty to Cooperate;
- town and parish councils in South Oxfordshire;
- residents;
- development industry and landowners.

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28. In addition, the document was placed on the District Council's web site and comments were also invited from all those included on the District Council's local development framework consultation database.
29. Consultation comments received for the Sustainability Appraisal Refined Options 2015 are documented in Appendix A Table 10 of this Report.

Stage B: Developing and refining alternatives and assessing effects

ISSUES AND SCOPE

30. During June and July 2014 a public consultation was held on the Local Plan Issues & Scope stage, which was the first stage of preparing the new Local Plan. A number of questions were asked about how we could approach planning for additional housing (in particular, we presented eight options representing different approaches to housing growth), where business and job growth could be located, and how we can improve transport, infrastructure, shopping and community facilities.

B1 – Testing the plan or programme objectives against the SA objectives

31. Section 8 of the Scoping Report April 2014 provides detailed testing of the plan objectives against the SA objectives, however since this stage the Local Plan Objectives have been updated, Table 5 below shows the assessment followed by a discussion of the assessment.

SUSTAINABILITY APPRAISAL OF THE LOCAL PLAN STRATEGIC OBJECTIVES

32. The Local Plan Strategic Objectives are underpinned by the three strands of the National Planning Policy Framework:

- Social
- Economic
- Environmental

OBJECTIVE 1 - SETTLEMENTS

OBJ 1.1 Support the settlement hierarchy, the development of Didcot Garden Town, the growth of our towns and the vitality of our villages.

OBJ 1.2 Support rural communities and 'their way of life', recognising that this is what attracts people to the district.

OBJ 1.3 Meet identified housing needs by delivering high-quality, sustainable, attractive places for people to live and work.

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OBJ 1.4 Focus growth in Science Vale through delivering homes and jobs, retail and leisure facilities and enhanced transport infrastructure.

OBJECTIVE 2 – HOUSING

OBJ 2.1 Deliver a wide range of housing options to cater for the housing needs of our community (self-build, starter homes, older person's accommodation).

OBJ 2.2 Support the regeneration of housing and facilities to strengthen communities, and address identified poverty and social exclusion.

OBJ 2.3 Contribute to meeting the economic and housing needs of the county as a whole, reflecting the special character of South Oxfordshire

OBJECTIVE 3 – ECONOMY

OBJ 3.1 Improve employment opportunities and employment land provision, providing high quality local jobs to help retain more of its skilled residents in the local workforce.

OBJ 3.2 Support business growth, especially in locations close to existing business areas, transport connections and broadband provision and which provide the opportunity to reduce commuting distances.

OBJ 3.3 Ensure economic and housing growth are balanced, thus facilitating sustainable journeys to work.

OBJ 3.4 Give emphasis to high-technology industries whilst supporting the retail and service sectors.

OBJ 3.5 Create the conditions whereby world-renowned and cutting edge industries choose to locate and grow their businesses here, contributing to a strong and successful economy, in line with the Strategic Economic Plan for Oxfordshire.

OBJ 3.6 Inspire the next generation of workers by planning for high quality education facilities.

OBJ 3.7 Encourage tourism by protecting our built and natural assets, such as the Thames, and providing services and facilities for visitors.

OBJECTIVE 4 - INFRASTRUCTURE

OBJ 4.1 Ensure that essential infrastructure is delivered to support our existing residents and services as well as growth.

OBJ 4.2 Make sustainable transport an attractive and viable choice for people, whilst recognising that car travel and parking provision will continue to be important in this rural district.

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OBJECTIVE 5 – DESIGN

OBJ 5.1 Deliver high quality, innovative, well designed and locally distinctive developments in sustainable locations.

OBJ 5.2 Support development that respects the scale and character of our towns and villages, enhancing the special character of our historic settlements and the surrounding countryside.

OBJECTIVE 6 – COMMUNITY

OBJ 6.1 Champion neighbourhood planning, empowering local communities to direct development within their area and provide support to ensure neighbourhood plans are deliverable, achievable and sustainable.

OBJ 6.2 Provide access to high quality leisure, recreation, cultural, community and health facilities.

OBJ 6.3 Ensure all communities have access to the services and facilities they value, supporting the health and wellbeing of everyone.

OBJECTIVE 7 - NATURAL AND BUILT ENVIRONMENT

OBJ 7.1 Protect and enhance the natural environment, including biodiversity, the landscape, Green Infrastructure and our waterways, placing particular importance on the value of the Oxford Green Belt, our two Areas of Outstanding Natural Beauty and the River Thames.

OBJ 7.2 Conserve and enhance our rich and varied historic assets and their settings, celebrating these as some of our strongest attributes.

OBJECTIVE 8 - CLIMATE CHANGE

OBJ 8.2 Minimise carbon emissions and other pollution such as water, air, noise and light, and increase our resilience to the likely impact of climate change, especially flooding.

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Table 5 Comparing the SA objectives against the Local Plan Objectives 2016

✓✓		✓					xx			x		0			?						
Major positive		Minor positive					Major negative			Minor negative		Neutral / No direct effect			Uncertain effect						
LP Obj	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17				
Objective 1 - Settlements																					
OBJ 1.1	✓✓	✓	0	✓	x	?	✓	x	?	x	?	x	?	x	?	✓✓	✓	0	0	0	
OBJ 1.2	0	0	0	✓	0	0	0	✓	✓	0	0	0	✓✓	✓	0	✓	0	0	0		
OBJ 1.3	✓✓	✓	0	✓	✓	✓	0	✓	x	?	x	?	x	?	✓✓	✓	0	0	0		
OBJ 1.4	✓✓	0	✓	0	x	?	✓	x	?	0	x	?	x	?	x	?	✓✓	0	0	0	
Objective 2 - Housing																					
OBJ 2.1	✓✓	0	0	0	x	?	0	x	?	x	?	x	?	0	0	✓	✓	0	0	0	
OBJ 2.2	✓✓	0	✓	✓	0	✓	0	✓	x	?	0	0	x	?	✓	✓	✓	0	0	0	
OBJ 2.3	✓✓	0	0	✓	x	?	0	✓	✓	✓	x	?	x	?	xx	✓✓	✓✓	0	0	0	
Objective 3 - Economy																					
OBJ 3.1	0	0	0	0	0	✓	x	?	x	?	0	x	?	0	x	?	✓✓	✓✓	✓	0	0
OBJ 3.2	0	0	0	0	0	✓✓	0	x	?	x	?	✓	0	x	?	✓✓	✓✓	✓	✓	0	
OBJ 3.3	✓✓	0	0	0	✓✓	✓	0	0	0	✓✓	0	0	0	0	0	0	0	0	0	0	
OBJ 3.4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
OBJ 3.5	0	0	0	0	0	0	0	x	?	x	?	x	?	0	x	?	✓✓	✓✓	✓	0	0

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LP Obj	Sustainability Objectives																
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
OBJ 3.6	0	0	0	0	0	0	0	0	0	0	0	0	✓✓	✓	✓	0	0
OBJ 3.7	0	0	0	0	✓✓	✓	✓	✓	✓✓	✓	0	0	✓	0	0	✓	0
Objective 4 - Infrastructure																	
OBJ 4.1	✓	0	✓	0	x ?	✓	x ?	x ?	x ?	x ?	✓	x ?	✓✓	✓✓	✓	✓	0
OBJ 4.2	0	0	✓	✓	✓	✓	✓	0	0	✓✓	0	0	✓✓	✓	0	✓	0
Objective 5 - Design																	
OBJ 5.1	✓	✓	✓	✓	✓✓	✓	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	✓	0	0	0
OBJ 5.2	0	0	0	0	✓	0	✓	✓	✓✓	0	✓✓	0	x ?	x ?	0	✓	0
Objective 6 - Community																	
OBJ 6.1	✓	0	✓	✓	✓✓	✓	0	✓	✓	✓✓	✓✓	✓✓	✓	✓	✓	0	✓
OBJ 6.2	0	0	✓	✓	✓✓	✓	0	0	0	0	0	0	0	0	✓	✓	0
OBJ 6.3	✓	✓	✓	✓	✓✓	✓	0	0	0	0	0	0	0	0	0	0	0
Objective 7 - Natural and Built environment																	
OBJ 7.1	0	0	0	✓	✓✓	✓	✓✓	✓✓	✓	✓✓	✓✓	0	0	x ?	0	✓	0
OBJ 7.2	0	0	0	0	0	0	0	0	✓✓	✓✓	0	0	0	x ?	0	✓	0
Objective 8 - Climate change																	
OBJ 8.2	0	0	0	✓	✓	✓	✓✓	✓✓	✓✓	✓✓	✓✓	0	x ?	x ?	0	✓	0

SUMMARY

33. The 17 sustainability objectives that are used in the SA framework reflect the key issues in the district and the assessment raises a number of positive effects, negative effects and uncertain effects. These negative and uncertain effects have become clearer through Stage B of the SA process where strategic and spatial alternatives have been assessed and mitigation measures to reduce negative effects have been proposed.

B2 – Developing strategic alternatives

SUSTAINABILITY APPRAISAL OF THE ALTERNATIVE OPTIONS

34. The SEA Directive says that ‘... *an environmental report shall be prepared in which the likely significant effects on the environment of implementing the plan or programme, and reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme, are identified, described and evaluated*’ (Article 5.1). Information to be provided in the Environmental Report includes ‘an outline of the reasons for selecting the alternatives dealt with’ (Annex I (h)).

2. LOCAL PLAN DISTRIBUTION STRATEGY

35. The following alternative options have been tested against the SA Framework, the full appraisal matrices can be found in Appendix A Table 1 of this SA Report. Table 6 below summarises the key issues identified through the SA process for each of these options.

- **Option A:** Continue to use the Core Strategy distribution strategy
- **Option B:** Science Vale focus plus ‘sustainable settlements’
- **Option C:** All in Science Vale
- **Option D:** All growth in a single new settlement
- **Option E:** Dispersal.

3. Non-place specific options

- **Option F:** Next to neighbouring major urban areas
- **Option G:** Raising densities
- **Option H:** Locating development in particular settlements where it could help fund projects
- **Business as Usual** – This Option is the Core Strategy Preferred Option assessed through the Sustainability Appraisal 2012, due to further

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evidence produced through the SHMA, it is no longer a realistic option, hence the production of a new Local Plan for South Oxfordshire.

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	No direct impact	Uncertain effect

Table 6 SA Summary of Key findings housing distribution options: A - H

S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
1	<p>Options A and B would help provide residents with the opportunity to live in a decent home in a choice of locations. However in the long term, this could create housing market saturation in Didcot (that in turn could lead to 5 year supply problems in Didcot and housing not being built as quickly as we would like).</p> <p>Some of the smaller settlements might miss out on some desired growth for local affordable housing.</p> <p>Minor positive effects and minor negative effects were identified.</p>	<p>Further site allocations work may be required to ensure that appropriate sites are available and appropriate.</p> <p>Ensure affordable housing is provided.</p>
1	<p>Option C minor negative effects were identified: possible saturation of Science Vale, and there is a risk that relying on a few larger sites with high infrastructure requirements would not deliver homes fast enough to maintain the five year land supply.</p>	<p>There is little scope to improve this option.</p>
1	<p>Option D both minor positive effects and minor negative effects were identified. A new settlement could create the opportunity to live in a decent home but it is unlikely to meet delivery targets because there would be a substantial lead in time to provide the necessary infrastructure</p>	<p>This option would require significant infrastructure development.</p> <p>Work with service providers.</p>

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S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
1	Option E minor positive effects and minor negative effects were identified. Dispersing all additional housing to all settlements would provide some residents with the opportunity to live in a decent home but dispersal would make it more difficult to provide easy access to a good range of services particularly for those with limited access to public transport.	This option would require significant improvement to public transport in rural areas. Carry out a transport assessment to inform the decision making process.
1	Option F minor positive effects were identified. Concentrating development next to neighbouring major urban areas would provide people with a decent home to live in.	The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design and supported by appropriate levels of infrastructure. (Applies to all options)
1	Option H locating development only in settlements where it could help fund projects would require significant amounts of housing to achieve the benefits sought. Unlikely to provide the infrastructure required. Some of the smaller settlements might miss out on some desired growth; minor negative effects were identified.	There is little scope to improve this option.
2	Minor positive effects were identified for All Options : Greater concentration of development may help create safer places through greater pedestrian flows; however, the positive impact may be hindered by growth pressure in places where housing is already allocated. In the short term whilst development is taking place and infrastructure is	Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs to be carefully implemented.

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S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	being developed it may result in a negative impact.	
3, 4, 6	Major negative effects were identified for Option E : Dispersal to all settlements would place development in some settlements where no or few services exist. This would increase the need to travel and may lead to a reduction in services because the critical mass may not be sufficient to maintain them. Conversely spreading development around the district may help to support existing services in these communities so helping to ensure that whole communities remain more sustainable.	Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth
3, 6	Option D : It is unlikely that a new settlement would deliver sufficient development for self-containment within a short period of time. In the short to medium term journeys to the main towns will be required to access facilities, thus increasing the need to travel and increasing vehicle emissions. Major negative effects were identified	Mitigation of this effect could be achieved in the longer term if the community is large enough to support a good range of services.
5	Option G : Increasing densities may lead to an increase in environmental pollution, for example air and noise; however, land take will be reduced. Minor negative effects were identified	Do not increase densities in areas with high population densities. Ensure that appropriate pollution prevention control is implemented
3, 6	Public transport and reducing the need to travel : no one option performed better overall. A number of minor negative effects and minor positive effects were identified, with the exception of Option G , where only minor	Ensure that a range of transport modes are available, to include: public rights of way, cycle lanes, public transport and community transport schemes, to reduce the need for these journeys to be made

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S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	<p>negative effects were identified: this option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need.</p>	<p>by private car.</p> <p>Ensure the new settlement can be linked by appropriate infrastructure, including public rights of way and cycle lanes.</p>
7	<p>With regard to biodiversity no one option performed better overall. A number of minor negative effects and minor positive effects were identified, with the exception of Option G, where only minor negative effects were identified, this option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need.</p> <p>The conservation target areas within the district comprise the most important areas to implement improvements for wildlife conservation, additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p>	<p>Ensure biodiversity enhancement schemes are implemented alongside additional housing development.</p>
7	<p>The following European Sites need to be considered when identifying areas for additional housing development.</p> <p>Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC, Oxford Meadows SAC</p> <p>Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental</p>	<p>Ensure the Habitats Regulation Assessment is used to identify appropriate areas for additional housing.</p>

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S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	effects on SAC's.	
8	Major negative effects were identified for Option F . This option would result in a major incursion into the Oxford Green Belt.	A Landscape Capacity Assessment should be carried out to inform the site selection process
8	<p>Major positive effects were identified for Options B, C and D, these options do take account of existing policy designations such as Green Belt and Area of Outstanding Natural Beauty.</p> <p>Options A, E and H do not automatically take account of designations such as Green Belt and Area of Outstanding Natural Beauty, therefore minor negative effects were identified. Option G may not reflect the character of existing settlements; however it may reduce the use of greenfield land and open countryside.</p>	A Landscape Capacity Assessment should be carried out to inform the site selection process
9	All Options identified have potential to have a minor negative effect with regard to the district's historic environment including archaeological resources, and local distinctiveness.	The historic and archaeological environment constraints should be identified during the site selection process.
10, 11	All Options: Development will take place only on flood zone 1 land and SuDS will be incorporated into all new developments, this will be beneficial to climate change adaptation - minor positive effects identified. Increasing population size may result in putting further pressure on resources for example, water capacity and sewage capacity; generally this may result in minor negative effects . However if the	New development to meet prescribed standards of good design. A Strategic Flood Risk Assessment has been produced and should be used to determine site allocations via the sequential test approach.

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S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	<p>impacts are more serious they have the potential to become major negative impacts.</p> <p>Option C: Focusing all additional housing within the Science Vale area it may not be possible to mitigate flood risk, minor negative effects.</p> <p>Option E: There is less certainty through this approach that development in flood zones can be avoided, therefore minor negative effects.</p> <p>Option H: This option may limit the opportunities for developing outside of a flood zone.</p>	
12	<p>The development of new housing, will lead to construction and demolition waste being produced.</p> <p>Minor negative effects identified for all options.</p>	<p>The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.</p>
13	<p>Appraisal of Option D and F identified potential major positive effects</p> <p>Option D: Although a new settlement will require the use of greenfield land; it would provide opportunities to secure innovative sustainable building practices and maximise the proportion of energy from decentralised and renewable sources. Minor negative effects.</p> <p>Option F: Concentration of development near to major urban areas will create opportunities for innovative sustainable design and construction methods to be used</p>	<p>New development to meet prescribed standards of good design.</p> <p>A Strategic Flood Risk Assessment has been produced and should be used to determine site allocations via the sequential test approach.</p>

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S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	maximise the proportion of energy from decentralised and renewable sources, due to the population size. Minor negative effects.	
13	Major positive effects were identified for Option A : Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy. This option performed well compared to the other options.	N/A
14	Options A, B and C identified a number of minor positive impacts with regard to supporting the development of Science Vale as an internationally recognised innovation and enterprise zone. Minor negative effects only were identified for Option D and H , unlikely to add overall significant benefit to Science Vale area.	Continue to monitor future housing numbers. Ensure adequate infrastructure provision is available through other sources.
15, 16	No Direct Impact	
17	The Council has involved the community in the decision making process	Continue to work with the local community and the Parish council.

36. The results of the SA of the alternative options does not identify one scenario with potential overall positive effects.

The Preferred Option

37. At the Refined Options stage we set out eight potential options (above) which we could apply. In response to your comments and more detailed work that we have done since, we have broadly retained Option A (the Core Strategy approach), and incorporated elements of Option B (Science Vale and 'Sustainable Settlements') and Option D (all growth in a new settlement). The

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Preferred Approach has been subject to the SA process Table 7 below. The full matrices are located in Appendix A Table 2

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	No direct impact	Uncertain effect

Table 7 Local Plan Preferred Distribution Option

	Preferred Option
1 To help to provide existing and future residents with the opportunity to live in a decent home and in a decent environment supported by appropriate levels of infrastructure	<p>✓✓</p> <p>The combination of options A, B,& D will ensure the provision of decent affordable homes across the district.</p> <p>The inclusion of a new settlement options will provide opportunity to assist with meeting Oxford's unmet housing needs, which will provide homes to those in need within Oxford City.</p> <p>Further site allocations work may be required to ensure that further sites are available and appropriate, within the locations specified.</p> <p>Significant infrastructure development will be required for any new settlement; it will be essential to work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>Improvement to public transport in rural areas, will need to be implemented.</p> <p>Affordable homes should be provided within all development settlements.</p>
2 To help to create safe places	✓

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	Preferred Option	
for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	<p>The issues raised in the assessments of options A, B, & D are still relevant, the development of new homes across the district will raise concerns about anti-social behaviour and crime.</p> <p>A new settlement could provide the opportunity to design a safe environment which could reduce antisocial behaviour.</p> <p>Enhancement</p> <p>Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs to be carefully implemented.</p> <p>A fresh approach to assessing the sustainability of settlements could be required.</p> <p>Ensure good quality urban design is implemented and access to services, facilities locally.</p> <p>Ensure any dispersal of new developments are properly regulated and monitored.</p>	
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓✓	x
	<p>A combination of options A, B, & D reduces the number of potential issues identified when considering each option alone and increases the number of positive impacts.</p> <p>Growth pressure on existing services in places where housing is already allocated may still occur.</p> <p>Accessibility to services in rural areas may still be limited resulting in negative impacts towards the most vulnerable people and increases the potential of inequality and social exclusion.</p> <p>A new settlement or an extension to an existing settlement would not be solely dependent on providing all new homes and could be developed over time in line with infrastructure development.</p> <p>Mitigation:</p> <p>Choose locations showing spare capacity in service provision and/or ensure improvements to</p>	

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	Preferred Option	
	services commensurate to population growth.	
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓✓	x
	<p>A combination of options A, B,& D reduces the number of potential issues identified when considering each option alone and increases the number of positive impacts.</p> <p>Growth pressure on existing services in places where housing is already allocated may still occur.</p> <p>Allowing dispersal of new homes in appropriate locations, designed to support social cohesion, could have positive impacts and support villages in the rural areas.</p> <p>Mitigation:</p> <p>Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth.</p> <p>A fresh approach to assessing the sustainability of settlements could be required.</p> <p>Affordable homes should be provided within all development settlements.</p>	
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x
	<p>The issues raised in the assessments of options A, B,& D are still relevant, when combining the three options together.</p> <p>By widening the approach to housing delivery, the growth pressure to all locations will be reduced. Transport impacts and the associated congestion and air pollution are still likely to lead to negative impacts, if mitigation is not implemented.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Any reduction in greenfield land may result in</p>	

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	Preferred Option	
	<p>pollution from surface run-off.</p> <p>Mitigation:</p> <p>Choose only locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth</p> <p>Ensure the Evaluation of Transport Impacts (ETI) Study results inform the decision making process.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS</p>	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓	x
	<p>The issues raised in the assessments of options A, B, & D are still relevant, when combining the three options together.</p> <p>By widening the approach to housing delivery, the growth pressure to all locations will be reduced, transport impacts and the associated congestion and air pollution are still likely to lead to negative impacts, if mitigation is not implemented.</p> <p>Mitigation</p> <p>Choose only locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth</p> <p>Ensure the ETI results inform the decision making process.</p> <p>Ensure the new settlement can be linked by appropriate infrastructure, including public rights of way and cycle lanes.</p> <p>Ensure that a range of transport modes are available, to include: public rights of way, cycle lanes, public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p>	

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	Preferred Option	
7 To conserve and enhance biodiversity	✓	x
	<p>The issues raised in the assessments of options A, B, & D are still relevant, when combining the three options together.</p> <p>Mitigation:</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p> <p>Ensure biodiversity enhancement schemes are implemented alongside additional housing development.</p>	
8 To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas designated for their landscape importance, minerals, biodiversity and soil quality.	✓✓	
	<p>The issues raised in the assessments of options A, B, & D are still relevant, when combining the three options together.</p> <p>Enhancement:</p> <p>The landscape capacity assessment should be used to inform the site selection process.</p>	
9 To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness.	✓	x
	<p>A combination of options A, B, & D reduces the number of potential issues identified when considering each option alone and increases the number of positive impacts. Allowing development in a variety of locations will provide the opportunity to ensure that development occurs within the most suitable areas across the district, this should ensure that the district's historic environment including archaeological resources are protected.</p> <p>Mitigation:</p> <p>The historic and archaeological environment constraints should be identified during the site selection process, towns and villages should be excluded where additional housing would lead to an adverse impact on the historic environment</p>	

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	Preferred Option	
	and archaeological resources.	
<p>10 To seek to address the causes and effects of climate change by:</p> <p>a) securing sustainable building practices which conserve energy, water resources and materials;</p> <p>b) protecting, enhancing and improving our water supply where possible</p> <p>c) maximizing the proportion of energy generated from renewable sources; and</p> <p>d) ensuring that the design and location of new development is resilient to the effects of climate change.</p>	✓✓	x
	<p>A combination of options A, B,& D reduces the number of potential issues identified when considering each option alone.</p> <p>Allowing development in a variety of locations will provide the opportunity to ensure that development occurs within the most suitable areas across the district, and the positive impacts will be enhanced.</p> <p>Mitigation / Enhancement:</p> <p>New development to meet good practice standards of design in line with SODC's new Design Manual, including proposals for renewable energy generation.</p>	
<p>11 To reduce the risk of, and damage from, flooding.</p>	✓	
	<p>A combination of options A, B,& D reduces the number of potential issues identified when considering each option alone. Allowing development in a variety of locations will provide the opportunity to ensure that development occurs within the most suitable areas across the district, and the positive impacts will be enhanced.</p> <p>Mitigation/Enhancement:</p> <p>Use sequential test approach.</p>	
<p>12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy</p>	0	
	No direct impact	

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	Preferred Option	
recovery.		
13 To assist in the development of: a) high and stable levels of employment and facilitating inward investment; b) a strong, innovative and knowledge-based economy that deliver high-value-added, sustainable, low-impact activities; c) small firms, particularly those that maintain and enhance the rural economy; and d) thriving economies in our towns and villages	✓	x
	<p>A combination of options A, B & D reduces the number of potential issues identified when considering each option alone. Allowing development in a variety of locations will provide the opportunity to ensure that development occurs within the most suitable areas across the district, and the positive impacts will be enhanced, by ensuring that Science Vale, towns and villages benefit from the positive effects. The identification of suitable settlements is essential.</p> <p>Mitigation:</p> <p>Ensure good sustainable transport links are provided to enhance the rural economy.</p>	
14 To support the development of Science Vale as an internationally recognised innovation and enterprise zone by: a) attracting new high value businesses; b) supporting innovation and enterprise; c) delivering new jobs; d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the Science Vale area.	✓	
	<p>A combination of options A, B, & D reduces the number of potential issues identified when considering each option alone. Market saturation within Science Vale will be less likely.</p> <p>The identification of suitable settlements is essential.</p> <p>Mitigation/Enhancement:</p> <p>Continue to monitor future housing numbers.</p> <p>Ensure adequate infrastructure provision is available through other sources.</p> <p>Work with services providers and Oxford City Council to ensure that their unmet housing needs are incorporated into the Local Plan development and future economic growth is considered.</p>	

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	Preferred Option
15 To assist in the development of a skilled workforce to support the long term competitiveness of the district by raising education achievement levels and encouraging the development of the skills needed for everyone to find and remain in work.	0
	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0
	No direct impact
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓ ✓
	<p>The Council has involved the community in the decision making process.</p> <p>Enhancement:</p> <p>Continue to work with the local community, particularly on site allocations via neighbourhood planning.</p>

How many new homes

38. The SHMA identified a total need for between 14,500 and 16,500 homes for South Oxfordshire over the twenty-year period 2011-2031. Around 15,000 homes are required to support planned economic growth – this is primarily to meet the needs of our existing businesses wishing to expand – while an increase in the total number of new homes above this would go further towards meeting our affordable housing need.

39. We have already made provision for around 11,400 homes through allocations in our adopted Core Strategy and more recent planning permissions and commitments.³ Based on the SHMA evidence, to meet our own housing need

³ This includes provision in residential care homes ('C2 uses') and permitted development changes from employment 'B uses' and retail 'A uses' to housing.

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we will therefore need to plan for between 3,100 and 5,100 additional new homes over the 2011—2031 period.

40. The housing already planned in the Core Strategy for the towns and larger villages will carry on as planned. We now have the opportunity to consider how to distribute the additional housing we need to plan for. Government guidance indicates that we should plan for our Objectively Assessed Need (OAN) for housing; for South Oxfordshire this means identifying an appropriate point within the SHMA range.
41. To inform the decision making process the following alternative options have been tested against the SA Framework, the full appraisal matrices can be found in Appendix A Table 3 of this SA Report. Table 8 summarises the key issues identified.

4. HOW MANY NEW HOMES OPTIONS

- a) 3100 - 725 homes/annum - Lower end of OAN 14500
- b) 3600 - 750 homes/annum - Committed economic growth OAN
- c) 5100 - 825 homes/annum - Upper end of OAN
- d) 6500 - 965 homes/annum - Full affordable need

Table 8 SA Summary of Key findings for SA Summary of Key findings for potential Additional Housing figures

SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
1	All options would result in significant positive effects in terms of providing a housing target above that in the Local Plan 2011. If delivered, Option C & D may result in further positive effects, due to a higher number of proposed housing; however positive effects may be reduced if not supported by appropriate infrastructure. Minor positive effects overall	Ensure infrastructure is phased alongside new housing development. Ensure affordable housing is provided.
2	New development may help create safer places through greater pedestrian flows and provide funding	Ensure that development is designed to reduce

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SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	through development to ensure secure design principles. Minor positive effects for all options .	crime and the fear of crime
3	The location of housing is relevant to accessibility to services/facilities. Additional housing development may result in demand for additional services. Funding may be available for additional services from CIL. Minor positive effects are identified for Options A, B & C , however for Option D : Providing for the full affordable need may not be economically viable and could result in funding for necessary infrastructure being reduced, resulting in significant negative effects .	Ensure housing is located with good access to amenities. Ensure funding for additional services is provided.
4	The location of housing is relevant to these options, however ensuring sufficient housing and affordable housing will have a positive effect on health, well-being, and community cohesion Minor positive effects are identified for Options A, B & C , however for Option D : Providing for the full affordable need may not be economically viable and could result in funding for necessary infrastructure being reduced, resulting in significant negative effects .	Ensure housing is located with good access to amenities and supports social cohesion.
5	Minor negative effects identified for Options A, B & C Providing less housing is likely to result in less impact on the environment. Therefore Option C is likely to lead to further negative effects. Option D : Providing for the full	Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SuDS.

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SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	<p>affordable need may result in a larger reduction in greenfield land and may result in pollution from surface run-off, therefore significant negative effects are possibly.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>There is likely to be an increase in car borne traffic locally.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</p>	<p>Consider sustainable transport accessibility when deciding locations for new housing.</p>
5, 6	<p>The location of housing is relevant for these options, any increase in population may result in additional vehicle use; additional journeys may be required to access secondary schools, sports facilities and other services.</p> <p>Option C & D are for the highest amount of housing and therefore the negative effects will be greater on the environment.</p> <p>Minor negative effects are identified for Options A & B, Options C & D identifies potential significant negative effects.</p>	<p>Ensure good urban design principles are implemented to create good access to towns and villages.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p> <p>New housing should be located in accessible locations.</p> <p>Funding from additional homes could be provided for sustainable/ green transport networks to be improved.</p>

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SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
7	<p>It is the distribution and location of new housing that will determine the impact upon biodiversity. Minor negative effects identified for Option A and Option B</p> <p>Option C & D are for the highest amount of additional housing and therefore the negative effects will be greater.</p> <p>All Options Additional development could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p>	<p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Carry out a BAP phase 1 survey</p>
7	<p>The following European Sites need to be considered when identifying areas for additional housing development.</p> <p>Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC</p> <p>Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's.</p>	<p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>
8	<p>The building of new homes will inevitably result in the loss of some existing greenfield land.</p> <p>It is the distribution and location of new housing that will determine the impact upon areas designated for their landscape importance, minerals, and biodiversity and soil quality.</p> <p>Minor negative effects identified for</p>	<p>Seek to make the most effective use of any greenfield land.</p> <p>Ensure a high quality of design to minimise impact on the landscape.</p> <p>Avoid development in locations that will</p>

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SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	<p>Options A, B & D.</p> <p>Option D provides housing to meet the full affordable need, therefore the loss of greenfield land is inevitable, due to the numbers of new housing with this option development within the AONB may be necessary if there are no other suitable sites available. This option may result in significant negative effects.</p>	<p>impact the AONB.</p>
9	<p>It is the distribution and location of new housing that will determine the impact upon the district's historic environment including archaeological resources.</p> <p>Minor negative effects identified for Options A, B & C.</p> <p>Option D provides housing to meet the full affordable need, therefore the impacts on the district's historic environment including archaeological resources could result in significant negative effects, and it may not be possible to locate housing in appropriate locations.</p>	<p>Ensure no impact on the conservation area and avoid loss of local distinctiveness. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>
10	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Minor negative effects identified for Options A, B & C.</p> <p>Option D raises a number of</p>	<p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Continue to work with Thames water to</p>

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SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	<p>uncertainties, housing may need to be located in less suitable locations and it may not be economically viable to design new development to be resilient to the effects of climate change.</p>	<p>ensure water and sewage capacity is maintained.</p> <p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p>
11	<p>No direct effects identified for all options.</p> <p>There are a number of flood zones through-out the district, although land is available outside of the flood zones.</p> <p>Development will take place only on flood zone 1 land and SuDS will be incorporated into all new developments, this will be beneficial to climate change adaptation.</p>	<p>Identification of development sites should include constraints with regard to all types of flooding.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SuDS in all designs</p>
12	<p>The development of new housing, will lead to construction and demolition waste being produced.</p> <p>Minor negative effects identified for all options.</p>	<p>The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to</p>

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SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
		be good practice.
13	Availability of more housing (including affordable housing) could attract workers to the district, as well as helping with staff retention for existing employers. Minor positive effects identified for all options.	Ensure affordable housing is available. Ensure new housing is located in areas accessibly to employment sites.
14	All options would help support the delivery of new homes and could help to fund infrastructure. Minor positive effects identified for all options.	Work with infrastructure providers to ensure delivery.
15, 16	No direct impact	
17	Major positive effects. The Council has involved the community in the decision making process.	Continue to work with the local community and the Parish council.

OXFORD CITY UNMET HOUSING NEED

42. The Duty to Cooperate set out in the Localism Act is both a legal duty and test of effective plan-making. It requires cooperation on issues of common concern in order to develop sound local plans. Our neighbours in Oxford City tell us they may not be able to find sites within the city to build all of their identified housing need. In these circumstances we are required by government to consider if we can help.

43. The SHMA also identifies a significant OAN for the City of Oxford. The city does not have the available land to deliver its OAN. This shortfall amounts to a total of 15,000 homes. So, as part of our obligation to work together to solve such issues (the Duty to Co-operate), the rural districts around Oxford have

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agreed to identify land to support the delivery of unmet housing need from Oxford.

44. The SA has assessed the following three 'alternatives in regard to Oxford City's unmet housing need. The full matrices of these alternatives is available in [Appendix A Table 4] a summary is provided in Table 9 below.

- 1) Do Nothing
- 2) 3,750 new dwellings
- 3) 15,000 new dwellings

Table 9 SA Summary of the Options for Oxford Cities Unmet Need

Summary/ key issues
<p>Option 1) Do Nothing</p> <p>This option would result in negative effects, provision of housing for future residents would not be met within the County.</p> <p>Economically long term negative effects may occur if no provision is made to support Oxford City's unmet housing need.</p>
<p>Option 2) 3,750 new dwellings</p> <p>South Oxfordshire D.C would be assisting with Oxford City Council's unmet housing need, providing homes for future residents, resulting in positive effects.</p> <p>It is the distribution and location of new housing that will determine the impact socially, economically and environmentally.</p> <p>The location of new homes would need to be determined to ensure that appropriate infrastructure is in place to reduce any uncertainties. Additional housing development may result in demand for additional services. Funding may be available for additional services from CIL, resulting in positive effects.</p> <p>Any additional housing on top of the Local Plan 2011 may have negative effects on the environment, however it is assumed that development will only occur in sustainable locations and individual sites will be subject to a site selection process, and therefore the uncertainties identified will be reduced.</p>
<p>Option 3) 15,000 new dwellings</p> <p>The provision of 15,000 new dwellings on top of South Oxfordshire's determined housing need would result in significant negative effects. The District would be unable to support this number of dwellings and the associated infrastructure.</p>

Summary/ key issues

This scale of housing development within the District is likely to be detrimental to the environment, in terms of air pollution, removal of greenfield land, reduction in biodiversity, negative effects on the historic and archeologic environment.

This scale of housing development within the District would have a detrimental effect on resource use and exceed the carrying capacity specifically with regard to sewage capacity and also have a detrimental effect on the countryside and those areas designated for their landscape importance, minerals and soil quality.

The provision of 15,000 new dwellings on top of South Oxfordshire's determined housing need may result in **significant negative effects** due to saturation of services, leading to an unsustainable economy.

[Preferred Options – Housing figures and Oxford City's unmet Housing need](#)

45. During the refined options consultation:

- There was strong support for higher and lower levels of additional homes than we suggested. Many respondents also felt that we should not accommodate unmet housing need for Oxford City and suggested that the City should look more closely and imaginatively at how more of this need could be met within their own boundaries.
 - The accuracy of the number we identified for additional homes (both for South Oxfordshire and Oxford's unmet need) was frequently questioned, along with the SHMA on which the figures were based.
 - There was some support for the idea that the majority of housing growth should be directed to the Science Vale part of the district.
 - Some also supported limited development in larger villages, with comments that this should be proportionate to the existing size of the village, and not be dependent on major new infrastructure.
5. A similar proportion of respondents agreed that we should introduce more flexibility, and perhaps allocate sites in the smaller villages, often on grounds either of 'fairness' or of supporting local services.
6. The SHMA identifies that at least 15,000 homes are required to support planned economic growth. This is our preferred level of growth to meet our own

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needs and it equates to 750 new homes per year. A proportion of this provision will also meet the need for affordable housing in the district.

46. As our plan period is 2011 to 2032 we will roll forward the annual SHMA requirement for another year thereby giving us an overall OAN for South Oxfordshire 2011 to 2032 of 15,750.

47. Additionally, the SHMA identified a significant OAN for Oxford City. The city considers it does not have the available land to deliver its full OAN. For working purposes, the Oxfordshire Growth Board has agreed an assumption to assist Oxford's unmet housing need of 15,000 homes to 2031. As part of our Duty to Co-operate, the districts around Oxford have agreed to identify land to support the delivery of unmet housing need from the city. The level of need for which South Oxfordshire is provisionally planning is **3,750 homes** (this is for working purposes only at this stage). Work is continuing to help the Growth Board agree a number and its distribution to all district councils in Oxfordshire, and an announcement is expected in the Autumn 2016.

48. Combining these two figures, the net new homes target for between 2011 and 2032 will be for at least **19,500 homes**.

How much development where?

49. In the next section, the SA assesses how best to plan for the additional housing growth in South Oxfordshire between three broad areas.

50. To inform the decision making process the following alternative options have been tested against the SA Framework, the full appraisal matrices can be found in Appendix A Table 5 of this SA Report. Table 10 summarises the key issues identified.

a) Science Vale area in South Oxfordshire

b) the towns and larger villages, and

c) the smaller villages.

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Table 10 SA Summary of Key findings for potential distribution of Housing

SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
1	<p>Minor negative effects were identified for Option A, this could create housing market saturation in Science Vale by concentrating development in one area. Some of the smaller settlements might miss out on some desired growth for local affordable housing. The timescales and funding needed for the infrastructure required to support this level of growth is untested.</p> <p>There is a risk that relying on a few larger sites with high infrastructure requirements would not deliver homes fast enough to maintain the five year land supply.</p> <p>Minor positive effects were noted for Option B and Option C additional housing would provide some residents with the opportunity to live in a decent home however the infrastructure would not be able to support it in these villages. Minor negative effects were identified for Option C the infrastructure is unlikely be able to support additional housing development in these villages.</p>	<p>Ensure infrastructure is provided to support additional housing development.</p> <p>Continue to work with infrastructure providers.</p> <p>Ensure affordable housing is provided.</p>
2	<p>Option A: Focusing all additional housing developments in the Science Vale area should be conducive to business operation and development and should provide the opportunity to create a safe environment. Minor positive effects</p> <p>All Options: Greater concentration of development may help create safer places through greater pedestrian</p>	<p>Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs to be carefully implemented.</p>

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SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<p>flows; however, the positive impact may be hindered by growth pressure in places where housing is already allocated. Minor negative effects</p> <p>All Options: In the short term whilst development is taking place and infrastructure is being developed may result in a negative impact on local business, Minor negative effects.</p>	
3	<p>Option A: This option could create housing market saturation in Science Vale by concentrating development in one area. The timescales and funding needed for the infrastructure required to support this level of growth is untested, therefore access to services may be limited. Minor negative effects identified.</p> <p>All Options: Growth pressure on existing services in places where housing is already allocated may occur. Minor negative effects identified</p> <p>Option B: Minor positive effects were noted additional development may help to maintain existing facilities in towns and villages.</p>	<p>Ensure phasing of development is carefully implemented. Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth</p>
3, 4	<p>Option A: Access to sports, leisure facilities, allotments, cycle paths, footpaths and the country side are all beneficial to health and well-being, these facilities are available in Science Vale; however growth pressure in places where housing is already allocated may lead to detrimental impacts. Minor negative effects identified.</p> <p>Option B: Minor positive effects</p>	<p>Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth</p> <p>This effect could be enhanced through</p>

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SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<p>were noted additional development may help to maintain existing facilities in towns and villages.</p> <p>Option B and Option C Growth pressure on existing services in places where housing is already allocated may occur. Minor negative effects identified</p>	<p>improvements to the foot and cycle path network and increased frequency of buses and good quality urban design.</p> <p>Further site allocations work may be required to ensure that further appropriate sites are available and appropriate</p>
5, 6	<p>Major negative effects were identified for Option C Allocating all additional housing to smaller villages may place development in some settlements where no or few services exist. This would increase the need to travel, increase pollution from vehicles and noise. Too much additional development in rural areas may result in pollution incidences and reduce tranquillity.</p> <p>Minor positive effects identified for Option A and Option B, Allocation of additional housing sites within Science Vale, towns and larger villages ensures that residents will have good access to services and facilities reducing pollution from travel. This will support local services and will reduce the need to travel long distances for certain purposes. However, it is not possible to provide all facilities in all settlements. Therefore, a certain degree of longer distance travel will be required for</p>	<p>Choose only locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth.</p> <p>Ensure the Evaluation of Transport Impacts (ETI) results inform the decision making process.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS.</p> <p>Ensure that a range of transport modes</p>

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SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<p>occasional services, resulting in Minor negative effects.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</p>	<p>are available, to include: public rights of way, cycle lanes, public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p>
7	<p>All Options both minor negative effects and minor positive effects identified for biodiversity.</p> <p>The increase in housing numbers may result in a detrimental effect on the biodiversity</p> <p>The conservation target areas within the district comprise the most important areas to implement improvements for wildlife conservation, additional development in these areas, could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development.</p> <p>Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC.</p> <p>Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental</p>	<p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p> <p>Ensure biodiversity enhancement schemes are implemented alongside additional housing development.</p>

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SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	effects on SAC's.	
8	<p>Option A The provision of additional homes will require the use of greenfield land; this option does take account of existing policy designations such as Green Belt and Area of Outstanding Natural Beauty. Major positive effects.</p> <p>Option B and Option C The provision of additional homes will require the use of greenfield land. This option does not automatically take account of designations minor negative effects.</p>	A landscape Capacity Assessment should be carried out to inform the site selection process.
9	All Options minor negative effects identified. Additional housing may have a detrimental impact the on historic environment and local distinctiveness.	The historic and archaeological environment constraints should be identified during the site selection process.
10	<p>Minor negative effects identified for All Options: Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Options B and Options C Development sites would be smaller and would be less able to benefit from district heating / renewable energy generation. Minor negative effects</p> <p>Minor positive effects identified for All Options. Development will take place only on flood zone 1 land and</p>	New development to meet prescribed standards of good design.

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SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	SUDS will be incorporated into all new developments, this will be beneficial to climate change adaptation.	
11	<p>All Options Development will take place only on flood zone 1 land and SUDS will be incorporated into all new developments, this will be beneficial to climate change adaptation.</p> <p>There are a number of flood zones through-out the district, although land is available outside of the flood zones.</p> <p>Option A: Focusing all additional housing within the Science Vale area it may not be possible to mitigate flood risk. Minor negative effects.</p> <p>Option B and Option C There are a number of flood zones through-out the district, although land is available outside of the flood zones; although there is less certainty through this approach. Minor negative effects.</p>	Use sequential test approach.
12	No direct impact identified	

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SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
13, 14	<p>Both Minor negative effects and Minor positive effects have been identified for Option A. Focussing all additional housing in Science Vale will not contribute to enhancing the rural economy, it will however be beneficial to the Science Vale vision and benefit knowledge-based economy.</p> <p>Both Minor negative effects and Minor positive effects have been identified for Option B and Option C. Focussing all additional housing in towns and larger villages or smaller villages would not benefit the development of the knowledge based economy as these industries like to cluster, therefore people would need to travel to employment but concentrating growth in popular and sustainable settlements would attract workers to these areas and would support the economies of the towns and villages.</p>	Ensure good sustainable transport links are provided to enhance the rural economy.
15, 16	No direct Impact identified	
17	The Council has involved the community in the decision making process major positive effects	Continue to work with the local community.

CONCLUSION / SUMMARY

51. The results of the SA of the alternative options does not identify one scenario with potential overall positive effects. There are a number of positive and negative effects identified and it is not sustainable to allocate all growth into just one of the 3 broad areas,

- a) Science Vale area in South Oxfordshire
- b) the towns and larger villages, and

c) the smaller villages.

7. Our preferred option identifies strategies that are appropriate for each of these broad areas.

Science Vale & Didcot

52. Science Vale is an area of growth and positive change and we think that housing growth in South Oxfordshire's part could bring real benefits. We continue to identify a large amount of housing in and around Didcot, and have around 7,300 homes in the pipeline. Of these, about 6,500 are in Didcot and are already committed. This reflects our strategy of focusing growth in Didcot and Science Vale.

53. The following two Options have been subject to the SA process to inform the decision making process of the Local Plan, the full matrices are located in Appendix A Table 6 and summarised below in Table 11.

- 1) allocate further housing at Didcot on top of allocations from the Core Strategy 2012
- 2) allocate no further housing at Didcot

Table 11 Further Growth at Didcot Summary of Key Issues

SA Summary of Key Issues
<p>Option 1 Allocate further housing to Didcot</p> <p>Overall negative effects are identified due to the cumulative effects of the existing allocations within the Core Strategy 2012: further housing allocations may lead to housing saturation of the area and the required infrastructure may not be in place to support further development. Capacity of services would be stretched therefore accessibility to services would deteriorate. This would also have negative effects on stable levels of employment and facilitating inward investment.</p> <p>Any additional housing on top of the existing allocations is likely to be detrimental to the environment. Mitigation is in place in the current Core Strategy 2011, however in terms of the district's open spaces, countryside, landscape importance, minerals, biodiversity, soil quality, the historic environment, climate change, water and flooding, it would seem more appropriate to allow the existing allocations to be implemented along with the mitigation and to continue to monitor progress, to reduce potential negative effects.</p>
<p>Option 2 allocate no further housing at Didcot</p>

Overall **positive effects** are identified for this option. The strategy provides for around 6,500 homes to be built at Didcot to 2032. A number of growth and infrastructure projects are in place to accommodate the growth. This includes access to services and community facilities. This level of housing growth is closely linked to planned economic growth within Science Vale UK.

Due to the fact that mitigation is in place in the current Core Strategy 2012 to protect and enhance the following: the district's open spaces, countryside, landscape importance, minerals, biodiversity, soil quality, the historic environment, climate change water and flooding. This option allows the existing allocations to be implemented along with the mitigation and monitor progress will be monitored resulting in **positive effects**.

Allowing no further growth at Didcot on top of the existing allocations; identifies **significant positive effects**.

PROPOSED POLICY – NEW HOUSING IN DIDCOT.

54. In Didcot planning permission will be granted for at least 6,500 homes between 2011 and 2032. Some dwellings have already been developed since 2011 and some will be on sites that have consent (including at outline or with a resolution to grant).

Strategic Allocation

55. Our preferred housing distribution (as discussed in section Preferred Strategy page 41 of this report) includes the provision of a 'Strategic Allocation' of at least 3,500 dwellings. We have considered three ways to provide this:

- an urban extension to Oxford, within the Oxford Green Belt
- a new settlement or
- extensions to existing settlements.

56. We have considered seven possible locations for this strategic new community, each alternative option has been assessed against the SA Framework, the summary of key issues identified are provided below and the full matrices are located in Appendix A Table 7 and Table 9.

1. Chalgrove airfield Table 12

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2. Harrington (Junction 7 / M40 Junction 7 M40) Table 13
3. Culham Science Village Table 21
4. Lower Elsfield Table 14
5. Wick Farm Table 15
6. Thornhill Table 16
7. Grenoble Road Table 17

Chalgrove airfield

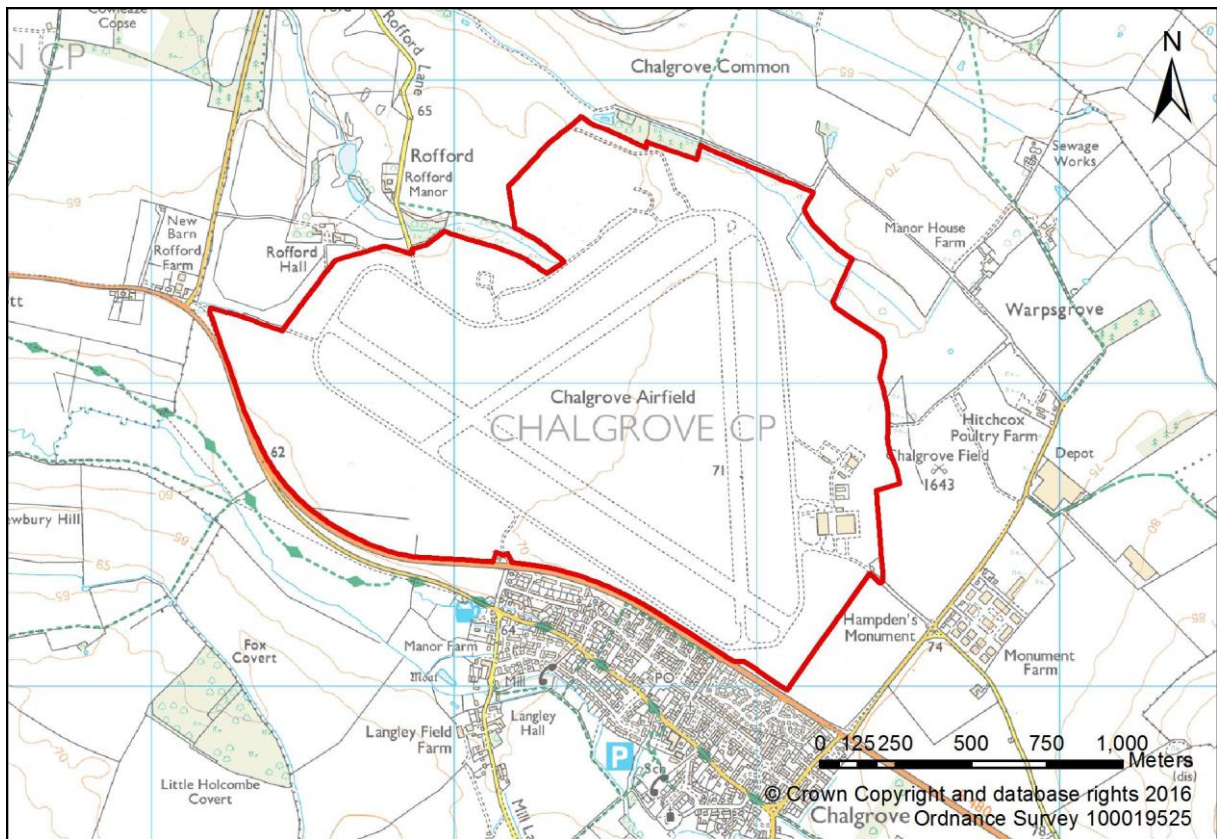


Figure 2 Chalgrove airfield

Table 12 Chalgrove airfield summary of key issues

SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	<p>Chalgrove Airfield is a partially previously developed site adjacent to the B480 comprising 130 Ha. At a nominal density of 30 dwellings per hectare, at least 3,500 dwellings are being considered within this Plan period. The site is in single ownership, having been transferred from the Ministry of Defence (MOD) to the Homes and Community Agency (HCA). Single ownership can provide a greater certainty of delivery, which will result in significant positive effects in terms of providing housing.</p> <p>Significant negative effects have been identified due to the relative isolation of the site, the larger village of Chalgrove is located to the east of the B480, approx. 1 miles from the site, however there is a lack of existing infrastructure and services due to isolated location, and the development would need to include provision of infrastructure and services to serve residents.</p>	<p>Ensure infrastructure is phased alongside new housing development and is integrated with the surrounding towns and villages were appropriate.</p> <p>Affordable homes should be provided within all strategic developments.</p> <p>Significant infrastructure development will be required for any new settlement/urban extension it will be essential to work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>

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SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
3, 4	<p>Although Chalgrove is classified as a larger village existing services would reach capacity with an adjacent new settlement, due to the significant population increase. This could put pressure on existing communities that could reduce community cohesion, resulting in significant negative effects.</p> <p>The site is relatively isolated and does not have good accessibility to the existing village of Chalgrove due to the site's location on the east side of the B480, resulting in significant negative effects towards access to services.</p> <p>A new settlement at Chalgrove could be developed over time in line with infrastructure delivery. Development could provide the opportunity to improve services in Chalgrove, through the CiL requirements and the IDP.</p>	<p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required.</p> <p>Continue to work with the development agents to ensure a masterplan is produced with all mitigation recommendations incorporated.</p> <p>Ensure appropriate linkages to the existing village (including walking and cycling) through the masterplanning process.</p>
5	<p>The site is an airfield and is partially previously developed land.</p> <p>The site is within a Nitrate Vulnerability Zone, there is low chance of surface water flooding; however the addition of hard surfaces can increase the risk of surface water runoff and pollution, resulting in potential negative effects.</p> <p>Due to the relative isolation of the site, it is likely that a car</p>	<p>Ensure phasing of development occurs to reduce impacts.</p> <p>Encourage the use of permeable surfaces and SuDS, to reduce surface runoff.</p> <p>Improve sustainable transport and accessibility to reduce use of personal vehicles use.</p> <p>Ensure the ETI results inform the decision making process.</p>

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SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	based development will occur, resulting in potential negative effects if further development occurs here	
6	<p>Chalgrove Airfield is a former Second World War airfield located directly north of the village of Chalgrove, north east of the B480, approximately 11 miles to the east of central Oxford, 19 miles from Reading and approximately 5 miles south of junction 7 of the M40 motorway. There is no train station at Chalgrove.</p> <p>The site is relatively isolated and does not have good accessibility to Chalgrove due to the sites location on the east side of the B480.</p> <p>There are regular buses to Oxford ever half an hour with bus stops on the B480 or A4078 from Chalgrove. Both routes take approx. 1hr and stop at larger villages on route.</p> <p>The buses to reading are half hourly and take 1.20hrs.</p> <p>Buses to Didcot and Milton Park provide limited access, buses run approx. half hourly from the adjacent B480, with a journey time of 1.5hrs; compared to a car journey of 30minutes.</p> <p>Monument Park, the business park is located across the road on Warpsgrove Lane and would</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented within the new settlement and to create good access to Chalgrove Village.</p> <p>Access to other locations where service provision and employment options exist, should be improved by working with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>provide an employment opportunity for new residents.</p> <p>The site has limited access as discussed above, leading to potential significant negative effects if development occurs here, without mitigation.</p>	
7	<p>No known biodiversity constraints are identified, resulting in no impact to biodiversity constraints.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development: Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC. A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC January 2015' and considered four potential growth options. Further HRA Appropriate Assessment would need to be carried out at the next stage of the Plan making process. Therefore current effects are uncertain.</p>	<p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Carry out a BAP phase 1 survey.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>
8	<p>The site is not in the Green Belt and is not in an AONB.</p> <p>The site is an airfield which is partially previously developed land. There are no landscape designation constraints, the site is, however within open</p>	<p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>A Landscape Capacity Assessment will be required followed by a full detailed landscape and visual impact assessment will be required to</p>

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SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>countryside and is relatively isolated.</p> <p>Due to the relative isolation of the site, tranquillity is likely to be reduced, resulting in potential negative effects if development were to take place.</p> <p>There is a risk of flooding from surface water, which can reduce soil quality, resulting in potential negative effects if development were to take place.</p>	<p>inform the final capacity of the site.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS.</p>
9	<p>Chalgrove Battlefield lies between the hamlet of Warpsgrove and the village of Chalgrove; therefore, significant heritage constraints exist on the western edge of Chalgrove Airfields, resulting in significant negative effects if development were to occur here without mitigation.</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy. For example: CHP</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>

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SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
11	Site is not within a floodplain and is previously developed land, however further development here is likely to increase hard surfaces, which can result in surface water flooding.	<p>A Sequential Test should be carried out.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SuDS in all designs.</p>
12	The development of new housing, will lead to construction and demolition waste being produced.	The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.
13	<p>Additional housing will increase the population and maintain and enhance the rural economy, by supporting and enhancing the larger villages especially Chalgrove, resulting in potential positive effects.</p> <p>Monument Park, business park is located across the road on Warpsgrove Lane would provide employment opportunities for new residents, resulting in potential positive effects.</p> <p>Didcot and Milton Park provide access to employment, however access is limited. Buses run approx. half hourly from the adjacent B480, journey time is 1.5hrs; compared to a car journey of 30 minutes, resulting in potential negative effects.</p> <p>The airfield is primarily used by</p>	<p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Any loss of business as a result of housing development should be compensated elsewhere.</p>

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SA Objective	Chalgrove airfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>the Martin-Baker company for testing ejector seats. Any significant development will impact upon their operations and would likely require them to be moved to another part of the site.</p> <p>There are significant levels of dissatisfaction and frustration with current broadband provision in South Oxfordshire. The lack of adequate broadband services has a direct impact on local businesses and the economy and hence there is a need for fast and reliable access to the internet and mobile phone communications.</p>	
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

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Harrington (Junction 7 / M40 Junction 7 M40)

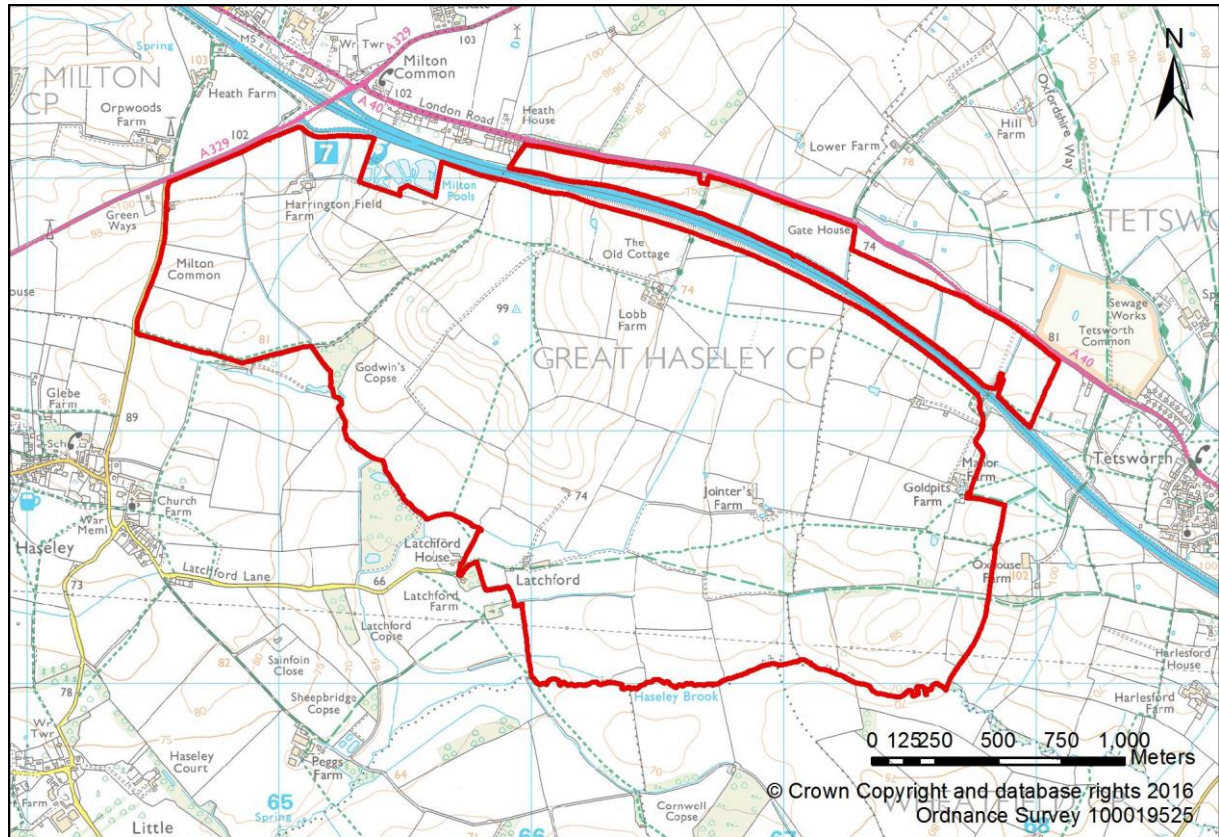


Figure 3 Harrington (Junction 7 / M40 Junction 7 M40)

Table 13 Harrington (junction 7/M40) summary of key issues)

SA Objective	Harrington (Junction 7 /M40) SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	This greenfield site comprises 500 hectares, at a density of 30 dwellings per hectare 15,000, might be accommodated on the site. However at least 3,500 dwellings are being considered within this Plan period, which will result in significant positive effects in terms of providing housing.	Ensure infrastructure is phased alongside new housing development and is integrated with the surrounding towns and villages where appropriate. Affordable homes should be provided within all strategic developments. Significant infrastructure

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SA Objective	Harrington (Junction 7 /M40) SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>This development would create a 'new settlement' rather than an extension to an existing settlement and would therefore provide further housing in the long-term as infrastructure was developed as part of a long term plan. Current infrastructure is limited, which reduces the positive effects and may lead to significant negative effects due to the potential scale of development.</p> <p>Proximity to motorway could compromise a good living environment, resulting in negative effects to new residents and would require mitigation.</p>	<p>development will be required for any new settlement/urban extension it will be essential to work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p> <p>Development sites adjacent to motorways require mitigation, buffer zones etc.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and with Thames Valley police.</p>
3, 4	<p>This development would need to be developed for a long term plan - other options are more likely to be a 'one-time' extension.</p> <p>A 'new settlement' could be developed over time in line with infrastructure delivery. An Infrastructure Delivery Plan (IDP) would be produced, to ensure that infrastructure would be provided in a timely fashion.</p> <p>There are a number of small villages and hamlets surrounding the site. A new settlement may</p>	<p>Any development would have to provide health, education, recreation, community etc facilities as part of the scheme through CIL requirements and the IDP.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required.</p> <p>Integration with the villages and towns nearby would be essential,</p>

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SA Objective	Harrington (Junction 7 /M40) SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>provide additional facilities for these smaller villages, resulting in positive effects, however without the provision of services significant negative effects would occur. This may result in a breakdown of community and social cohesion.</p>	<p>however the identity of these places should be protected.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
4, 5	<p>Potential significant negative effects have been identified as discussed below:</p> <p>There are a number of Hazardous Installations within and surrounding this site. The site is subject to a number of restrictions and constraints owing to the presence of strategic utility apparatus crossing the site and a small area of floodplain.</p> <p>The existence of an overhead power line, a high pressure gas mains and floodplain which will restrict development in part of the site.</p> <p>Therefore, development could propose a risk to human health and well-being both during construction and operational phases.</p> <p>The site is adjacent to the M40, noise and air quality could result in negative health impacts. Any further development would increase noise and reduce air quality.</p>	<p>Undertake a review of the existing legal tenure relating to the existing utilities infrastructure within the site boundary and any restrictions likely to be imposed.</p> <p>Carry out an EMF survey to determine actual readings and advise on any refinement of standoff distances from the existing overhead power lines.</p> <p>Continue liaison with Scottish & Southern and National Grid to discuss and agree no build area/safety zones should their infrastructure remain in-situ. The potential to divert their apparatus will also be discussed.</p> <p>An acoustic survey may be required to identify current and future noise levels of the M40. Noise barriers and other mitigation measure may be required to be integrated into new housing.</p> <p>Ensure improvements to service provision commensurate with any increases in population. Good phasing of development will be required.</p> <p>A masterplan would need to be</p>

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		developed to encompass all mitigation recommendations from detailed site assessments.
5, 8	<p>The site is greenfield land the addition of hard surfaces can increase the risk of surface water runoff and pollution and reduce soil quality, resulting in potential negative effects.</p> <p>Due to the scale of development noise pollution will increase during the construction phase, which may continue for a number of years, resulting in potential negative effects if further development occurs here.</p> <p>Due to the relative isolation of the site, it is likely that a car based development will occur, resulting in potential negative effects if further development occurs here.</p>	<p>Ensure phasing of development occurs to reduce impacts.</p> <p>Encourage the use of permeable surfaces and SUDS, to reduce surface run off.</p> <p>Improve sustainable transport and accessibility to reduce use of personal vehicle use.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>Carry out further discussions with the the Environment Agency with respect to developing the masterplan.</p>
6	<p>A new settlement would create a 'new town' in an area with few services at the moment, including limited sustainable transport options. There is currently an infrequent bus service.</p> <p>The scale of development would however allow for sustainable forms of transport to be implemented.</p> <p>Access to the site would need to be improved from the A329 and the M40.</p> <p>It is unlikely that the full extent of sustainable transport and strategic networks improvements</p>	<p>The 'Oxford Tube' coach service to London could be re-routed here – instead or additional to Lewknor</p> <p>Development at this site could relate well to the strategic ambitions for linking the A34 to the M40 and beyond.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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	<p>could be implemented prior to the development, therefore there is likely to be a short fall as the developed was phased. This would result in further vehicle use that could severely impact the M40 and other road networks around Oxford which are already near capacity.</p> <p>Due to the location of the site, it is likely that a car based development will occur.</p> <p>During the construction phase a large increase in vehicle movement will occur.</p> <p>The site has limited access as discussed above, leading to potential significant negative effects if development occurs here, without mitigation.</p>	<p>Access to other locations were service provision and employment options exist, should be provided.</p> <p>Continue to work with the site promoter to ensure all mitigation is included in a masterplan.</p>
7, 8	<p>The site is within an SSSI impact zone. Spartum Fen SSSI is one of a group of important fen sites found in Oxfordshire and lies to the southwestern boundary of the site. Spartum Fen supports a rich invertebrate fauna including over forty species of nationally uncommon and rare insects.</p> <p>Changes in water supply and water quality have the potential to result in harm to the SSSI.</p> <p>Any new development on this site may lead to significant negative effects on the SSSI.</p> <p>The following European Sites need to be considered when</p>	<p>An ecological survey and mitigation recommendations for any development needs to be undertaken alongside consultation with Natural England to ensure protection of the water course and the SSSI is maintained.</p> <p>Detention ponds, green roofs, swales and other infiltration techniques should be integrated into the design and included within the masterplan.</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all</p>

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SA Objective	Harrington (Junction 7 /M40) SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>identifying areas for additional housing development: Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC. A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC January 2015' This HRA Report considered four potential growth options. Further HRA Appropriate Assessment will be carried out at the next stage of the Plan making process. Therefore current effects are uncertain.</p>	<p>recommendations are included in the Local Plan 2032.</p>
8	<p>The site is not within the Green Belt or an AONB, it is greenfield land, and any development of greenfield land can reduce the quality of the soil from surface run-off.</p> <p>There are no landscape designation constraints.</p> <p>Tranquillity will be reduced for the surrounding villages with the development of a 'new town', the open gap of country-side between villages and the M40 will be closed, resulting in potential negative effects if development were to take place.</p>	<p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>Encourage the use of permeable surfaces and SuDS.</p>
9	<p>There are a number of historic settlements nearby: Great Haseley, Little Hasley, Tetworth and Ardwell are the closest. Bothy Great Haseley and Little Hasley have conservation areas and</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>

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	<p>these are very close to the site.</p> <p>There are known archaeological constraints within the site and adjacent to the site boundary, further investigative works would need to be carried out to prevent potential significant negative effects.</p> <p>Latchford House is a grade 2 listed building, located within the site and there are a number of listed buildings, which could be impacted by any development surrounding the site.</p>	
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy, for example CHP.</p> <p>Work with Thames water to ensure water and sewage capacity is maintained.</p>
8, 11	<p>The site is greenfield land, any removal of greenfield land will increase hard surfaces, which can result in surface water flooding.</p> <p>Potential significant negative effects have been identified due to the following:</p> <p>Part of the site is within flood zone 2 & 3. Flood data obtained from</p>	<p>No development should take place within the flood zones 2 & 3 on the site.</p> <p>A Sequential Test should be carried out.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to</p>

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SA Objective	Harrington (Junction 7 /M40) SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	the Environment Agency (EA) indicates that water levels associated with a 1% Annual Exceedance Probability (AEP)* flood event will break banks and extend into land designated as functional floodplain. This subsequently forms a constraint to developable areas and will require consideration as the masterplan develops.	climate change. Include SuDS in all designs. Any proposed works that will impact on flood storage capacity must be minimised to ensure that the EA are satisfied with the proposed development. As the Environment Agency usually require level for level flood compensation.
12	The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects	The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.
13	The north western part of the district is an area where there is significant economic investment and employment centred around Oxford. This site is located adjacent to the M40 and is 13 miles from Oxford, resulting in potential positive effects . This is a large sites comprising of 500 Hectares, there is opportunity to develop a mix use development with additional employment opportunities, resulting in potential positive effects .	Encourage local work force and on the job skill training throughout the development of new housing. Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses. Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.
14, 15, 16	No Direct Impact	N/A

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SA Objective	Harrington (Junction 7 /M40) SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

Lower Elsfeld

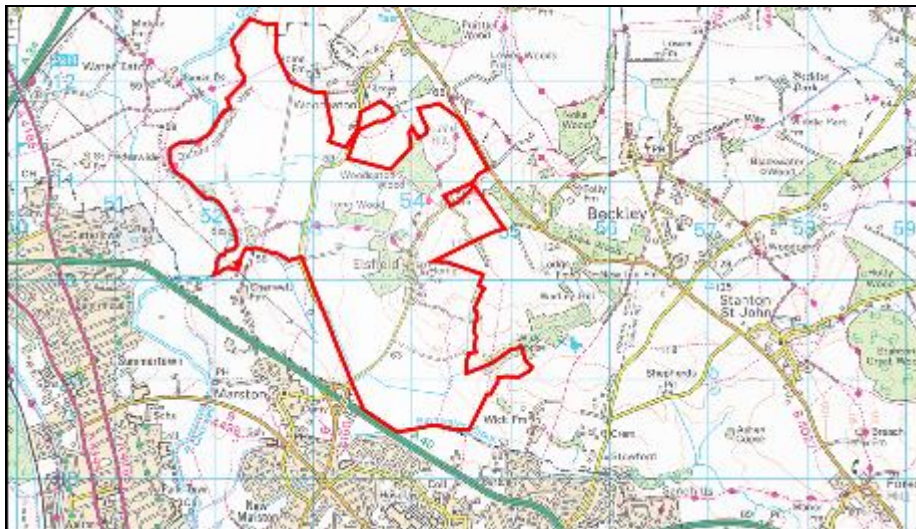


Figure 4 Lower Elsfeld

Table 14 Lower Elsfeld summary of key issues

SA Objective	Lower Elsfeld SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	The site comprises of 675ha. Therefore, in total 11,000 dwellings might be accommodated on this site. However, 3,500 – 4,000 dwellings are being considered within this Plan period on the site, which will result in significant positive effects in terms of providing housing.	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites. Ensure infrastructure is phased alongside new housing development and is integrated with the surrounding towns and villages where appropriate. Affordable homes should be

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>The site is extremely large, it encompasses the village of Elsfield, and the boundary is as far north as Woodeaton and south to the A40.</p> <p>Elsfield itself is approx. 5 miles from Oxford, easy access along the northern bypass by car, however the accessibility to others areas of the site depending which section of the site was developed would need some extensive infrastructure and accessibility improvement.</p> <p>The site is available from the land owner</p> <p>Proximity to Oxford with existing infrastructure and services resulting in positive effects, however, development of the site would need to ensure it could be well connected to these existing services to prevent significant negative effects from occurring..</p>	<p>provided within all strategic developments.</p> <p>Significant infrastructure development will be required for any new settlement/urban extension it will be essential to work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>
3, 4	<p>An urban extension could be developed over time in line with infrastructure delivery. An IDP would be produced, to ensure that infrastructure is provided in a timely fashion.</p>	<p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Mixed-use development with a range of housing tenure is required, to improve the availability of larger</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>The proximity of Elsfield to the established district centre of Headington (directly opposite on the other side of the A40) provides a range of community facilities, including retail, schools and medical facilities.</p> <p>Barton is located approx. 3 miles south east of Elsfield has some local scale retail, a community centre and school. Barton Park is a planned 800+ residential development adjacent to Wick Farm that will also provide health, education and community services. Therefore positive effects are identified.</p> <p>Barton: The ethnic and international diversity of Barton changed very rapidly over the last decade. Barton has some areas of high deprivation and development in this area would provide opportunities to regenerate the area and provide better services.</p> <p>There are a number of public rights of way (PRoW) that cross the sites and the Oxford Green Belt way borders the western boundary.</p> <p>The Site is adjacent to the A40, therefore there are noise implications for new residents.</p> <p>Additional development may put pressure on existing communities, reducing</p>	<p>dwellings.</p> <p>Good urban design principles should be implanted to ensure social cohesion occurs, access to community and faith groups should be integrated into the development, through the masterplan process.</p> <p>Good urban design principles will be required that ensure accessibility is promoted throughout the development phases, pedestrian access should be improved across the A40.</p> <p>A good and informative method of consultation should be undertaken with the residents of both Barton and Headington.</p> <p>Ensure Wick Copse remains accessible.</p> <p>Ensure PRoW are protected.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>community cohesion resulting in negative effects.</p> <p>Wick Copse is within the proposed development site and is an area of accessible countryside.</p>	
5, 8, 11	<p>The site is greenfield land, within the Oxford Green Belt. Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>The site is within a Groundwater Vulnerability Zone (GVA) and Surface Water Safeguard Zone/ Nitrate Vulnerability Zone. There is a risk of surface water flooding from the main rivers and brooks, within the proposed site, resulting in potential negative effects.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.</p> <p>There are AQMA's in Barton and Headington, which are within Oxford City's administrative area, resulting in potential negative effects if further development occurs here.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase, resulting in potential negative effects if further development occurs</p>	<p>A masterplan would need to be developed to encompass all mitigation recommendations.</p> <p>Consider how development may be impacted by the existing historic landfill located on the site.</p> <p>Work with Oxford City to ensure the air quality is monitored during both the construction and operational phases.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS, to reduce surface run off.</p> <p>Improve sustainable transport and accessibility to reduce use of personal vehicle use.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>An acoustic survey may be required to identify current and future noise levels of the adjacent roads. Noise barriers and other mitigation measure may be required to be integrated into new housing.</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>here.</p> <p>There is one area of historic landfill: Wick Copse.</p> <p>The north west boundary of the site is within a mineral consultation zone, resulting in potential negative effects if further development occurs here.</p> <p>Due to the potential scale of development noise pollution will increase during the construction phase, which may continue for a number of years,</p>	
6	<p>Elsfield itself is approx. 5 miles from Oxford, easy access along the northern bypass by car, however the accessibility to others areas of the site depending which section of the site was developed would need some extensive infrastructure and accessibility improvement, therefore significant negative effects are noted without mitigation.</p> <p>The site is located to the north of the Northern Bypass, and is well connected to Oxford and employment areas in Headington. The area offers good proximity to the Headington area and to retail and leisure facilities, resulting in positive effects. However, proximity to supermarkets and secondary schools needs to be improved.</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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	<p>The wider Headington area also provides a range of employment opportunities linked to the area's hospitals and Oxford Brookes University in particular, while Headington is also well-connected to the city centre, where significant job creation is expected, resulting in positive effects.</p> <p>Sustainable and safe forms of transport need to be improved through access routes for residents of Barton to prevent negative effects.</p> <p>The area has potential to offer good connections by public transport to the city centre and employment opportunities. There are currently regular bus services to Barton every 10 minutes, resulting in positive effects, however access to bus stops would be determined by the location of housing on this large site.</p> <p>During the construction phase a large increase in vehicle movement will occur, resulting in potential negative effects.</p>	
7, 8	<p>The following bird species are present in the area Grey Partridge, Yellow Wagtail and Lapwing. All are classified as Red List species.</p> <p>Sydlings Copse and Wicks copse are located next to the eastern boundary. Boasting</p>	<p>An ecological survey and mitigation recommendations for any development needs to be undertaken alongside consultation with Natural England to ensure protection of the water course and the SSSI is maintained.</p> <p>Detention ponds, green roofs,</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>ancient broadleaved woodland, limestone grasslands, reedbed, fen, a stream and rare Oxfordshire heathland, the reserve supports over 400 plant species. The site is also teeming with birds and insect life; butterflies include the purple hairstreak, brown hairstreak, common blue and marbled white. (BBOWT, 2015)</p> <p>Changes in water supply and water quality have the potential to result in harm to the SSSI.</p> <p>Any new development on this site may lead to significant negative effects on the SSSI.</p> <p>Any new development on this site may lead to significant negative effects on the SSSI.</p> <p>Longwood and woodeaton woodland are within the site boundary and are local wildlife sites, therefore development may result in negative effects.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development: Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC. A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC in January 2015. The HRA</p>	<p>swales and other infiltration techniques should be integrated into the design and included within the masterplan.</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	Report considered four potential growth options. Further HRA Appropriate Assessment will be carried out at the next stage of the Plan making process. Therefore current effects are uncertain .	
8	<p>The site is greenfield land within the Oxford Green Belt. The Green Belt function in this area is the contribution of the open countryside character of the higher ground to the green backdrop to Oxford.</p> <p>A Green Belt review (Sept 2015) has been undertaken and suggests the following:</p> <p>Despite having views of the city, the rural, and largely unsettled character of the parcel makes an important contribution to the perception that Oxford has not spilled over north of the A40. The area does not contribute to the separation of towns, however it contributes in a small way to the separation of the small village of Elsfield with Oxford and the A40, though indivisibility is limited. The Green Belt review (Sept 2015), does not suggest a change of boundary for any parcels of land within this boundary. Any development here would result in potential significant negative effects.</p> <p>An LCA has not been undertaken for this specific site</p>	<p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>The LCA recommends that only a very small part in the south-east of the site may be suitable subject to a review of the site's contribution to the Green Belt. Care should be taken that any suggested development does not have an adverse impact on the open character of the adjacent Green Belt.</p> <p>A Landscape Capacity Assessment would need to be undertaken followed by a full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>boundary, however the LCA undertaken for Wick Farm and the adjacent area to the west which is partly included within this site boundary states:</p> <p>Potential to harm the rural setting of Oxford and extensive area of open countryside on rising ground; Potential harm to northern approaches to the city; resulting in potential significant negative effects if development were to take place. Therefore, it is currently assumed at this time that the impact will be similar.</p> <p>Please see Local Green Belt Study for South Oxfordshire District Council Final Report Sept 2015 for further information.</p>	
9	<p>This part of the Green Belt comprises agricultural land, which forms part of the setting of a number of listed buildings.</p> <p>The land to the west of Bayswater Road forms part of the historic agricultural setting of Wick Farm, which is adjacent to the site on the south east of the boundary.</p> <p>The land to the east of Bayswater Road makes less of a contribution although further work is needed to determine the archaeological potential associated with the probable location of the medieval</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>Ensure the design guide is implemented.</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>settlement of Stowford and the water management system associated with Bayswater Mill.</p> <p>Elsfield conservation area is within the site boundary and there are a number of conservation areas surrounding the site, including Stanton St John and Beckley.</p> <p>Therefore, potential significant negative effects may occur.</p> <p>There are known archaeological constraints within the site boundary, therefore potential significant negative effects may occur.</p>	
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices that conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy for example: CHP</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>
11	<p>A large section of the western boundary is within flood zone 2 & 3, resulting in significant negative effects if development were to occur.</p>	<p>No development should take place within the flood zones 2 & 3 on the site.</p> <p>A Sequential Test should be carried out.</p>

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SA Objective	Lower Elsfield SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
		Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SuDS in all designs.
12	The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects	The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.
13	<p>The site is located 5 miles from Oxford.</p> <p>The wider Headington area also provides a range of employment opportunities linked to the area's hospitals and Oxford Brookes University in particular, while Headington is also well-connected to the city centre, where significant job creation is expected, resulting in potential positive effects.</p> <p>This is a large site comprising of 625 Ha, there is opportunity to develop a mix use development with additional employment opportunities, resulting in potential positive effects.</p>	<p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p>Any loss of business as a result of housing development should be compensated elsewhere.</p>
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

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Table 15 Wick Farm summary of key issues

SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	<p>The site would form an urban extension to Oxford and is 128 hectares in size. Approximately 1,400 dwellings might be accommodated on the site within this plan period, which will result in significant positive effects in terms of providing housing.</p> <p>The site is 3 miles direct along the A420 to Oxford city centre by bus or 6.8 miles along the eastern bypass, in a private vehicle.</p> <p>The land ownership suggests development is likely to be deliverable.</p> <p>Proximity to Oxford with existing infrastructure and services resulting in positive effects, however, development of the site would need to ensure it could be well connected to these existing services to prevent significant negative effects from occurring.</p>	<p>A full detailed landscape and visual impact assessment would be required to inform the final capacity of the sites.</p> <p>Ensure infrastructure is phased alongside new housing development and is integrated with the surrounding towns and villages where appropriate.</p> <p>Affordable homes should be provided within all strategic developments.</p> <p>Significant infrastructure development will be required for any new settlement/urban extension it will be essential to work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>
3, 4	<p>An urban extension could be developed over time in line with</p>	<p>Ensure improvements to service provision commensurate with any</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>infrastructure delivery. An IDP would be produced, to ensure that infrastructure is provided in a timely fashion.</p> <p>The proximity of Wick Farm to the established district centre of Headington (directly opposite on the other side of the A40) provides a range of community facilities, including retail, schools and medical facilities.</p> <p>Barton approx. 1 mile away from the site has some local scale retail, a community centre and school. Barton Park is a planned 800+ residential development adjacent to Wick Farm that will also provide health, education and community services.</p> <p>Therefore, Positive effects are identified.</p> <p>Barton: The ethnic and international diversity of Barton has increased very rapidly over the last decade. Barton has some areas of high deprivation and development in this area would provide opportunities to regenerate the area and provide better services.</p> <p>There are a number of PRoW that cross the sites.</p> <p>The Site is adjacent to the A40, therefore there are noise implications for new residents.</p> <p>Additional development may put pressure on existing communities, which may reduce community</p>	<p>increases in population.</p> <p>Mixed- use development with a range of housing tenure is required, to improve the availability of larger dwellings.</p> <p>Good urban design principles should be implemented to ensure social cohesion occurs, access to community and faith groups should be integrated into the development, through the masterplan process.</p> <p>Good urban design principles will be required to ensure accessibility is promoted throughout the development phases. Pedestrian access should be improved across the A40.</p> <p>A good and informative method of consultation should be undertaken with the residents of both Barton and Headington.</p> <p>Ensure Wick Copse remains accessible.</p> <p>Ensure PRoW are protected.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>cohesion resulting in negative effects.</p> <p>Wick Copse is within the proposed development site and is an area of accessible countryside.</p> <p>There are a number of PRoW that cross the sites.</p>	
5, 8, 11	<p>The site is greenfield land, within the Oxford Green Belt. Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>The site is within a Groundwater Vulnerability Zone (GVA) and Surface Water Safeguard Zone/ Nitrate Vulnerability Zone. There is a risk of surface water flooding from the main rivers and brooks, within the proposed site, resulting in potential negative effects.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.</p> <p>There are AQMA's in Barton and Headington, which are within Oxford City's administrative area, resulting in potential negative effects if further development occurs here.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase, resulting in potential negative effects if further development occurs here.</p> <p>There are two areas of historic</p>	<p>A masterplan would need to be developed to encompass all mitigation recommendations.</p> <p>Consider how development may be impacted by the existing historic landfill located on the site.</p> <p>Work with Oxford City to ensure the air quality is monitored during both the construction and operational phases.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS, to reduce surface run off.</p> <p>Improve sustainable transport and accessibility to reduce use of personal vehicle use.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>An acoustic survey may be required to identify current and future noise levels of the adjacent roads. Noise barriers and other mitigation measure may be required to be integrated into new housing.</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>landfill: Wick Copse and Wick Farm.</p> <p>Due to the potential scale of development noise pollution will increase during the construction phase, which may continue for a number of years,</p>	
6	<p>The site is located to the north of the Northern Bypass, and is well connected to Oxford and employment areas in Headington.</p> <p>The area offers good proximity to the Headington area and to retail and leisure facilities, resulting in positive effects. However, proximity to supermarkets and secondary schools needs to be improved.</p> <p>The wider Headington area also provides a range of employment opportunities linked to the area's hospitals and Oxford Brookes University in particular, while Headington is also well-connected to the city centre, where significant job creation is expected, resulting in positive effects.</p> <p>Sustainable and safe forms of transport need to be improved through access routes for residents of Barton to prevent negative effects.</p> <p>The area has potential to offer good connections by public transport to the city centre and employment opportunities. There are currently regular bus services</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>to Barton every 10 minutes, resulting in positive effects.</p> <p>During the construction phase a large increase in vehicle movement will occur, resulting in potential negative effects.</p>	
7, 8	<p>The following bird species are present in the area Grey Partridge, Yellow Wagtail and Lapwing. All are classified as Red List species.</p> <p>Sydlings Copse and Wicks copse are located within the site.</p> <p>Boasting ancient broadleaved woodland, limestone grasslands, reedbed, fen, a stream and rare Oxfordshire heathland, the reserve supports over 400 plant species. The site is also teeming with birds and insect life; butterflies include the purple hairstreak, brown hairstreak, common blue and marbled white. (BBOWT2015)</p> <p>Changes in water supply and water quality have the potential to result in harm to the SSSI</p> <p>Any new development on this site may lead to negative effects on the SSSI.</p> <p>Any new development on this site may lead to significant negative effects on the SSSI.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development: Aston</p>	<p>An ecological survey and mitigation recommendations for any development needs to be undertaken alongside consultation with Natural England to ensure protection of the water course and the SSSI is maintained.</p> <p>Detention ponds, green roofs, swales and other infiltration techniques should be integrated into the design and included within the masterplan.</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC. A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC January 2015' The HRA Report considered four potential growth options. Further HRA Appropriate Assessment will be carried out at the next stage of the Plan making process. Therefore current effects are uncertain.</p>	
8	<p>The site is greenfield land within the Oxford Green Belt.</p> <p>The Green Belt function in this area is the contribution of the open countryside character of the higher ground to the green backdrop to Oxford.</p> <p>A Green Belt review (Sept 2015) has been undertaken and suggests the following:</p> <p>The boundary could be revised in three potential areas (Areas 15, 16 and 17) north of the Bayswater Brook.</p> <p>Area 17 is within the assessment boundary comprises 2 fields, with built form to the south and split by an access road to a caravan park which forms the north eastern edge. Hedgerows and tree belts form the other boundaries.</p> <p>The LCA states:</p>	<p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>The LCA recommends that only a very small part in the south-east of the site may be suitable and subject to a review of the site's contribution to the Green Belt. Care should be taken to ensure any suggested development does not have an adverse impact on the open character of the adjacent Green Belt.</p> <p>A full detailed landscape and visual impact assessment would be required to inform the final capacity of the site.</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>Potential to harm the rural setting of Oxford and extensive area of open countryside on rising ground; Potential harm to northern approaches to the city; resulting in potential significant negative effects if development were to take place.</p> <p>Please see Local Green Belt Study for South Oxfordshire District Council Final Report Sept 2015 for further information.</p>	
9	<p>This part of the Green Belt comprises agricultural land, which forms part of the setting of a number of listed buildings.</p> <p>The land to the west of Bayswater Road forms part of the historic agricultural setting of Wick Farm.</p> <p>The land to the east of Bayswater Road makes less of a contribution although further work is needed to determine the archaeological potential associated with the probable location of the medieval settlement of Stowford and the water management system associated with Bayswater Mill.</p> <p>There are a number of conservation areas surrounding the site: Elsfield, Stanton St John and Beckley.</p> <p>There are known archaeological constraints within the site boundary.</p> <p>Therefore, potential significant negative effects may occur.</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>Ensure the design guide is implemented.</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy. For example: CHP</p> <p>Work with Thames water to ensure water and sewage capacity is maintained.</p>
11	<p>Part of the site is within flood zone 2 & 3</p>	<p>No development should take place within the flood zones 2 & 3 on the site.</p> <p>A Sequential Test should be carried out.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SuDS in all designs.</p>
12	<p>The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects</p>	<p>The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.</p>
13	<p>The site is located 3 miles from Oxford.</p> <p>The wider Headington area also provides a range of employment</p>	<p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco</p>

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SA Objective	Wick Farm SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	opportunities linked to the area's hospitals and Oxford Brookes University in particular, while Headington is also well-connected to the city centre, where significant job creation is expected, resulting in potential positive effects .	technologies, which will lead to an increase in skills locally and assist in developing new businesses. Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district. Any loss of business as a result of housing development should be compensated elsewhere.
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

Thornhill

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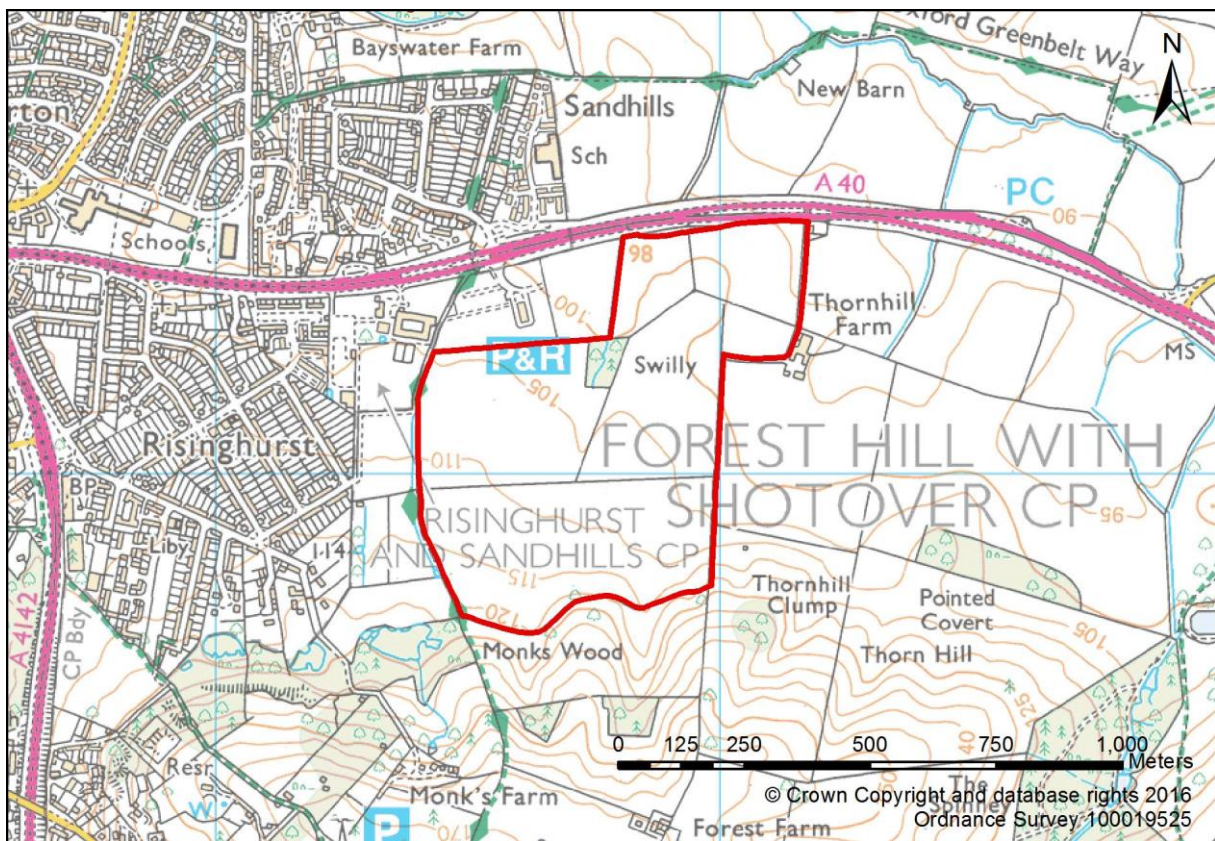


Figure 6 Thornhill

Table 16 Thornhill summary of key issues

SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	<p>The site comprises of 40.5 hectares. Approximately 1,000 dwellings could be delivered within this Plan period which would result in significant positive effects in terms of providing housing.</p> <p>The site would form an urban extension to Oxford and is located to the west of Raisinghurst which is an outlying residential area of Oxford, just outside the Eastern Bypass Road which forms part of the Oxford ring road. It is about 1 mile (1.6 km) east of the centre of</p>	<p>Ensure infrastructure is phased alongside new housing development and is integrated with the surrounding towns and villages where appropriate.</p> <p>Affordable homes will be provided within all strategic developments. Mixed-use development with a range of housing tenure is required.</p> <p>Significant infrastructure development will be required for any new settlement/urban extension it will be essential to</p>

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>Headington and 3 miles (4.8 km) east of Oxford city centre.</p> <p>The site is available from the land owner.</p> <p>Proximity to Oxford with existing infrastructure and services resulting in positive effects, however, development of the site would need to ensure it could be well connected to these existing services to prevent significant negative effects from occurring.</p>	<p>work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>
3, 4	<p>An urban extension could be developed over time in line with infrastructure delivery. An IDP would be produced, to ensure that infrastructure is provided in a timely fashion.</p> <p>The site is adjacent to Risinghurst, which has limited services, however the proximity of Thornhill to the established district centre of Headington approx. 1 mile away to the west provides a range of community facilities, including retail, schools and medical facilities. Therefore positive effects are identified.</p> <p>There is a ProW to the left of the site boundary.</p> <p>The Site is adjacent to the A420,</p>	<p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Good phasing of development will be required.</p> <p>Good urban design principles will be required that ensure accessibility is promoted throughout the development phases, pedestrian access should be improved, to Headington and Shotover Country Park.</p> <p>Integration with Risinghurst is essential to avoid segregation.</p> <p>Protect access to PRoW.</p> <p>A masterplan would need to be developed to encompass all</p>

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>therefore there might be noise implications for new residents.</p> <p>Shotover Country Park is located south of the site and is an area of accessible country side.</p> <p>There are AQMA within in Barton and Headington, which are within Oxford City's administrative area.</p> <p>Additional development may put pressure on existing communities, reducing community cohesion resulting in negative effects.</p>	<p>mitigation recommendations.</p>
5, 8	<p>The site is greenfield land, within the Oxford Green Belt. Any reduction in greenfield land may result in pollution from surface run-off for neighbouring areas.</p> <p>The Site is within an area of open/accessible countryside with relative tranquillity, any development here may reduce this quality, resulting in potential negative effects.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.</p> <p>There are AQMA's in Barton and Headington, which are within Oxford City's administrative area, resulting in potential negative effects if further development occurs here.</p>	<p>Work with Oxford City to ensure the air quality is monitored during both the construction and operational phases.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS, to reduce surface run off.</p> <p>Improve sustainable transport and accessibility to reduce use of personal vehicle use.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>Consider how a level of tranquillity can be maintained.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
6	<p>The site is located close to the eastern bypass, and is well connected to Oxford and employment areas in Headington. The area offers good proximity to the Headington area and to retail and leisure facilities, resulting in positive effects. However, proximity to supermarkets and secondary schools needs to be improved.</p> <p>The wider Headington area also provides a range of employment opportunities linked to the area's hospitals and Oxford Brookes University in particular, while Headington is also well-connected to the city centre, where significant job creation is expected, resulting in positive effects.</p> <p>Headington offers good connections by public transport to the city centre and employment opportunities, with regular bus services every 10 minutes. Headington is approx. 20 minutes' walk away from the site, resulting in positive effects.</p> <p>There is a P&R located adjacent to the north west of the site, buses leave every 12 minutes to Oxford, which is approx. 4 miles away, resulting in positive effects.</p> <p>The P&R is also a stop for the Oxford-London coach</p> <p>During the construction phase a large increase in vehicle movement will occur, resulting in</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	potential negative effects .	
7, 8	<p>Shotover Country Park is located to the south of the proposed site. The country park covers most of the 100ha of land between Shotover Plain and the Eastern Bypass and falls into two main parts, the southern slopes of Shotover Hill and the flat predominantly wooded land near the bypass.</p> <p>Brasenose Woodland and Shotover Hill within Shotover Country park are Sites of Special Scientific Interest (SSSI).</p> <p>Any new development on this site may lead to significant negative effects on the SSSI.</p> <p>The site is adjacent to a Nature Conservation Target Area.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development: Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, and Little Wittenham SAC Oxford Meadows SAC. A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC January 2015' and considered four potential growth options. Further HRA Appropriate Assessment would need to be carried out at the next stage of the Plan making process. Therefore current effects are</p>	<p>An ecological survey and mitigation recommendations for any development needs to be undertaken alongside consultation with Natural England to ensure protection of the watercourse and the SSSI is maintained.</p> <p>Detention ponds, green roofs, swales and other infiltration techniques should be integrated into the design and included within the masterplan.</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	uncertain.	
8	<p>The site is greenfield land within the Oxford Green Belt. A Green Belt review (Sept 2015) has been undertaken and suggests boundary changes which are within this boundary area.</p> <p>An update to the LCA 2015 has been carried out which states 'potential harm to the setting of the parkland at Shotover, the rural approach to Oxford and the integrity of the open landscape east of Oxford'. Therefore, development here is likely to result in potential significant negative effects.</p> <p>Please see Local Green Belt Study for South Oxfordshire District Council Final Report Sept 2015 for further information.</p>	<p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>Landscape mitigation to Thornhill Park and Ride is needed, recommended by the LCA.</p> <p>The LCA does not recommend that the area to be taken forward to LCA Phase 2 assessment.</p> <p>Care should be taken that any suggested development does not have an adverse impact on the open character of the adjacent Green Belt.</p>
9	<p>Forest Hill Conservation Area lies to the North of the site.</p> <p>There are known archaeological constraints within the site and adjacent to the site boundary.</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>Ensure the design guide is implemented.</p>
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p>

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects . It is however assumed that sustainable design principles will be implemented.	Consider implementing decentralised energy, for example, CHP. Work with Thames water to ensure water and sewage capacity is maintained.
11	The site is not within a floodplain, however the site is greenfield land, any removal of greenfield land will increase hard surfaces, which can result in surface water flooding.	Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SuDS in all designs.
12	The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects	The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.
13	The site is located 3miles from Oxford. The wider Headington area also provides a range of employment opportunities linked to the area's hospitals and Oxford Brookes University in particular, while Headington is also well-connected to the city centre, where significant job creation is expected, resulting in potential positive effects . The site is well connected to Oxford and has good road links to London.	Encourage local work force and on the job skill training throughout the development of new housing. Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses. Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.

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SA Objective	Thornhill SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decisionmaking process and the community.	Continue to work with the local community.

Grenoble Road

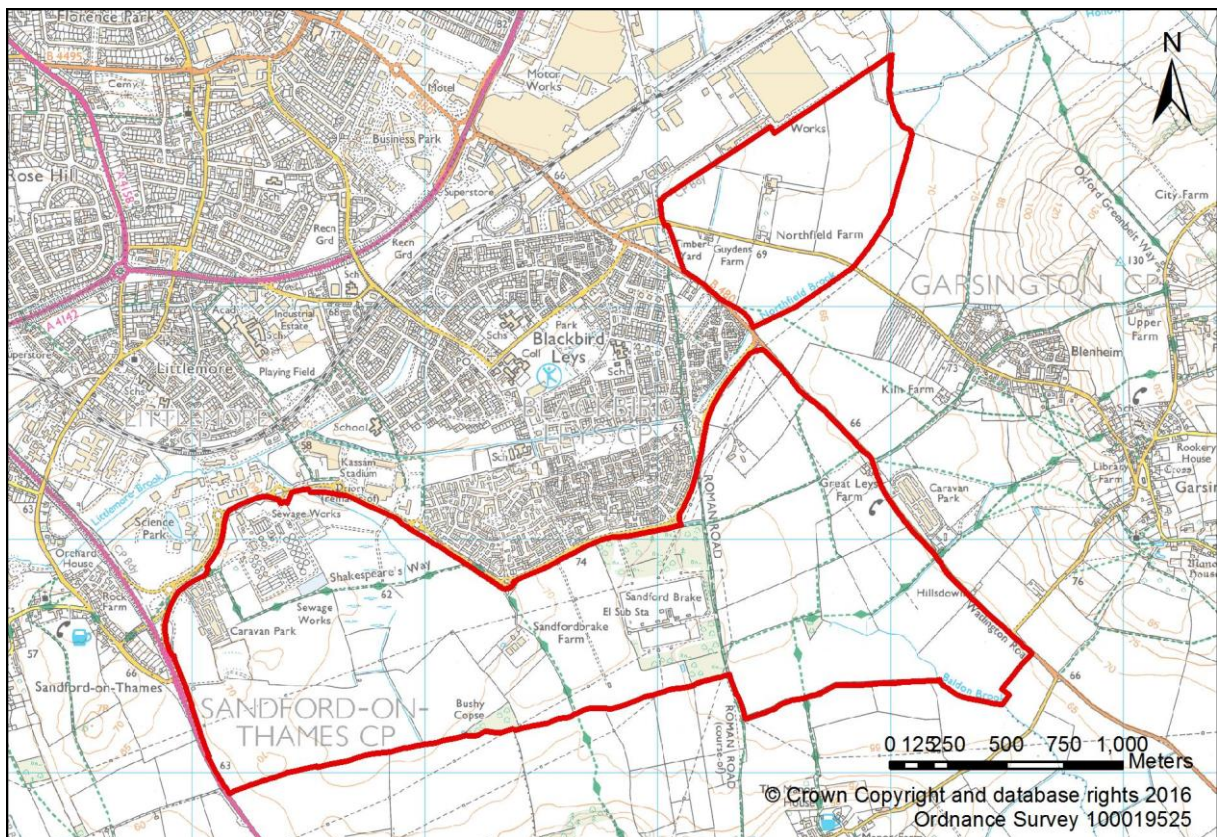


Figure 7 Grenoble Road

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Table 17 Grenoble Road

SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	<p>The site would form an urban extension to Oxford. It comprises 300 hectares and, at a density 30 dwellings per hectare, about 9000 dwellings might be accommodated on the site. Approximately 3,500 dwellings are being considered within this Plan period; which will result in significant positive effects in terms of providing housing.</p> <p>The area falls within four different landownerships, it is considered available.</p> <p>Proximity to Oxford with existing infrastructure and services, resulting in positive effects, however development of the site would need to ensure it could be well connected to these existing services, without improvement significant negative effects may occur in the long term.</p>	<p>Ensure infrastructure is phased alongside new housing development and is integrated with the surrounding towns and villages were appropriate.</p> <p>Affordable homes should be provided within all strategic developments.</p> <p>Significant infrastructure development will be required for any new settlement/urban extension it will be essential to work with service providers to ensure this is implemented in a timely fashion.</p> <p>Continued consultation with Oxford City is essential to ensure that their unmet housing needs are incorporated into the Local Plan development.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p> <p>Development sites adjacent to motorways require mitigation, buffer zones etc.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>
3, 4	<p>An urban extension could be developed over time in line with infrastructure delivery. An IDP</p>	<p>Ensure improvements to service provision commensurate with any increases in population.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>would be produced, to ensure that infrastructure is provided in a timely fashion.</p> <p>The site is south of Littlemore, Oxford and is within the Oxford City administrative area.</p> <p>South of Grenoble Road is located close to the established and well-served settlements of Littlemore and Blackbird Leys, and as such benefits from numerous community facilities within these areas. The area is served by several schools, healthcare facilities, and is located close to areas of future employment growth. This includes Oxford Business park, Oxford Science Park and Harrow Road Industrial Estate, as well as future expansion by BMW. Therefore, positive effects are identified,</p> <p>Services and facilities are available, there is a primary and secondary school, community centre and allocated employment sites. The capacity of existing schools would not be able to cope with an adjacent new settlement so new schools, as well as other services, would need to be provided as part of the development, to prevent negative effects.</p> <p>Social cohesion is an important aspect of any future residential development within the area. Additional development may put pressure on existing communities, reducing community cohesion</p>	<p>Good phasing of development will be required.</p> <p>Integration with Littlemore and Blackbird Leys would be essential.</p> <p>Replace any loss of recreation facilities and ensure that access to green infrastructure is maintained or replaced.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p> <p>Good urban design principles should be implanted to ensure social cohesion occurs, access to community and faith groups should be integrated into the development, through the masterplan process.</p> <p>Consider appropriate uses for the sites especially the sewage works the site would need to be remediated this may involve excavation and removal of contaminated land.</p> <p>If the sewage works remains a buffer zone would need to be implemented.</p> <p>A good and informative method of consultation should be undertaken with the residents of surrounding areas.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>resulting in negative effects.</p> <p>The sites include a sewage works and a substation, a number of electricity pylons cross the site, residential development may lead to safety and health concerns. Resulting in significant negative effects.</p>	
5	<p>The site is in the Oxford Green belt; the majority of the land is greenfield land, with the exception of the historic landfill sites and the sewage works, which are brownfield land.</p> <p>There are 2 historic landfills within the north west of the site boundary.</p> <p>The sites include a sewage works, development may result in pollution to soil and water. The sewage works release bad odours, resulting in potential negative effects for new residents if further development occurs here.</p> <p>The sites are within a Nitrate Vulnerability Zone, there is a very high chance of surface water flooding, the addition of hard surfaces can increase the risk of surface water runoff and pollution, resulting in potential negative effects if further development occurs here.</p> <p>Due to the scale of development noise pollution will increase during the construction phase, which may continue for a number of years, resulting in potential negative effects if further development</p>	<p>A masterplan would need to be developed to encompass all mitigation recommendations.</p> <p>Consider how development may be impacted by the existing historic landfill located on the site.</p> <p>Work with Oxford City to ensure the air quality is monitored during both the construction and operational phases.</p> <p>Encourage the use of permeable surfaces and SuDS, to reduce surface run off.</p> <p>Improve sustainable transport and accessibility to reduce use of personal vehicle use.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>Consider appropriate uses for the sites especially the sewage works the site would need to be remediated this may involve excavation and removal of contaminated land.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>occurs here.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.</p>	
6	<p>The site is an edge of Oxford site, south of the city, within the administrative area of SODC.</p> <p>South of Grenoble Road is located close to the established and well-served settlements of Littlemore and Blackbird Leys, and as such benefits from numerous community facilities within these areas, resulting in positive effects.</p> <p>The site is located close to areas of future employment growth. This includes Oxford Business park, Oxford Science Park and Harrow Road Industrial Estate, as well as future expansion by BMW, resulting in positive effects.</p> <p>The site lies 4 miles from Oxford, with bus links directly along the A4144.. There are regular services, however the journey takes approx. 30-40 minutes to Oxford City Centre, resulting in positive effects.</p> <p>South of Grenoble Road is close to high frequency services operating in the Blackbird Leys and Greater Leys areas, and presents a significant opportunity if it is possible to extend some services through this area to the new development; however, these services are circular routes that</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p> <p>The area will benefit from the highway improvements carried out at the Kennington and Hinksey Hill interchanges and the proposed re-opening of the Cowley Line.</p> <p>Access to other locations were service provision and employment options exist, should be provided.</p> <p>Good urban design principles should be integrated into the design to improve accessibility.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>may make this more problematic. Journey times to Oxford city centre are also significant because of the heavily trafficked nature of the Cowley Road and the number of passengers carried, resulting in potential negative effects.</p> <p>There are several cycle friendly routes to Oxford, approx. 20 minutes along flat routes, resulting in positive effects.</p> <p>During the construction phase a large increase in vehicle movement will occur, resulting in potential negative effects.</p>	
7	<p>Sandford Brake electricity substation is located to the north of the site within an area of woodland. The woodland is a local wildlife site.</p> <p>No further biodiversity constraints have been identified, resulting in no impact to biodiversity constraints</p> <p>The following European Sites need to be considered when identifying areas for additional housing development: Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC. A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC in January 2015. The HRA Report considered four potential growth options. Further HRA Appropriate Assessment will be carried out at the next stage of the Plan making process. Therefore</p>	<p>A phase 1 ecological survey should be undertaken.</p> <p>Avoid any detrimental impact to the local wildlife site.</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	current effects are uncertain .	
8	<p>The site is within the Oxford Green Belt.</p> <p>Within the site boundary the majority of the land is greenfield land, with the exception of the historic landfill sites and the sewage works, which are brownfield land.</p> <p>A Green Belt review (Sept 2015) has been undertaken and suggests the following:</p> <p>The Sandford Sewage Works which lies within the site boundary, is suggested to be inset. This includes the areas containing structures and hard paving, including the access, all within a largely well-defined and treed boundary.</p> <p>Two potential areas to be taken out of the Green Belt (Area 3 and 4) have been identified adjacent to the Southern edge of Oxford City and Sandford-on-Thames.</p> <p>Please see Local Green Belt Study for South Oxfordshire District Council Final Report Sept 2015 for further information.</p> <p>The LCA states:</p> <p>1) Potential for harm to the Green Belt and the rural character south of Oxford. However, the site may have some potential for development subject to landscape</p>	<p>Consider mitigation measures to reduce impact on tranquillity.</p> <p>The LCA recommends that a small part in the south-east of the site may be suitable and subject to a review of the site's contribution to the Green Belt.</p> <p>Care should be taken that any Suggested development does not have an adverse impact on the open character of the adjacent Green Belt.</p> <p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>and visual mitigation;</p> <p>2) Value as green infrastructure;</p> <p>3) Part of this area may have potential for housing subject to landscape and visual mitigation;</p> <p>4) This area is an important part of the open landscape in retaining a rural approach to Oxford and maintain the rural setting of Oxford and nearby settlements but the most northerly area may have potential for housing subject to landscape and visual mitigation.</p> <p>Potential significant negative effects are identified.</p>	
9	<p>The site is within the Oxford Green Belt. The Green Belt is located within the setting of a large number of designated heritage assets. Although not within the district, the historic setting of Oxford would need to be carefully considered.</p> <p>Any additional development would, however, be located in an area of landscape that includes significant 20th century residential development, electricity pylons and other structures and as such its contribution to the significance of these heritage assets has been diminished.</p> <p>Shakespeare's Way National Trail is adjacent to the northern part of the site.</p> <p>The Toot Baldon Conservation Area is located to the south of the site, there are a number of</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	archeology constraints within and adjacent to the site.	
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy, for example CHP.</p> <p>Work with Thames water to ensure water and sewage capacity is maintained.</p>
11	Site is not within a floodplain, however the site is greenfield land, any removal of greenfield land will increase hard surfaces, which can result in surface water flooding.	<p>A Sequential Test should be carried out.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SuDS in all designs.</p>
12	The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects	The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.
13	The site is located 4 miles from Oxford. To the south of the site are a number of villages that may benefit from development nearby, resulting in potential positive effects .	<p>Encourage local work force and on the job skill training throughout the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an</p>

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SA Objective	Grenoble Road SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>The site is located close to areas of future employment growth. This includes Oxford Business park, Oxford Science Park and Harrow Road Industrial Estate, as well as future expansion by BMW, resulting in potential positive effects.</p> <p>This is a large site comprising of 300Ha, there is opportunity to develop a mix use development with additional employment opportunities, resulting in potential positive effects.</p>	<p>increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p>
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

Proposed Policies

57. The following policies are being considered at this stage for inclusion in the Local Plan 2032, The NPPF states: *"assessments should be proportionate, and should not repeat policy assessment that has already been undertaken."*

8. The Table 18 below indicates how these policies has been subject to the SA process at this stage.

Table 18 Proposed Policies subject to the SA Process

Proposed Policy	Subject to SA
The Overall Strategy	<p>Elements of the overall strategy are existing policy and therefore do not require addition SA work at this stage.</p> <p>Chalgrove has been subject to the SA process The full Appraisal matrices are located in Appendix A (Table 7).</p>

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Proposed Policy	Subject to SA
	<p>The alternative housing figures and distribution strategy have been assessed against the SA framework the full appraisal matrices are located in Appendix A Table 1, 2 and 3 – these are summarised in Table 12 of this Report.</p>
<p>Proposed Policy - Housing provision</p>	<p>The alternative housing figures have been assessed against the SA framework and informed the decision making process.</p> <p>The full appraisal matrices are located in Appendix A Table 3 – these are summarised in Table 6 of this Report</p>
<p>Proposed Policy - Housing provision – Didcot and Science Vale</p>	<p>The alternative housing figures and distribution strategy have been assessed against the SA framework the full appraisal matrices are located in Appendix A Table 1, 2 and 3 – these are summarised in of this Report and informed the decision making process.</p> <p>Further Growth at Didcot has also been assessed Appendix A Table 6, summarised in Table 11 of this Report.</p>
<p>Proposed Policy - Chalgrove Strategic Allocation</p>	<p>A number of locations and sites including Chalgrove have been assessed against the SA framework and have informed the decision making process. The full Appraisal matrices are located in Appendix A (Table 7) and summarised in Table 12.</p>
<p>Proposed Policy - Housing provision – Rest of the District</p>	<p>The alternative housing figures and distribution strategy have been assessed against the SA framework the full appraisal matrices are located in Appendix A Table 1, 2 and 3 – these are summarised in Table 6 and Table 8 of this Report.</p> <p>Chalgrove has been subject to the SA</p>

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Proposed Policy	Subject to SA
	<p>process The full Appraisal matrices are located in Appendix A (Table 7) and summarised in Table 12 of this Report.</p> <p>Wheatley University (former) Campus has been subject to the SA process The full Appraisal matrices are located in Appendix A (Table 8) and summarised in Table 20 in this Report.</p>
Proposed Policy - Affordable Housing	This policy is new and has been assessed against the SA framework see Table 19 below.
Amount and Distribution of Additional Class B Employment Land	This policy is new and has been assessed against the SA framework see Table 19 below.
Proposed Policy – Transport Strategy	<p>This policy includes the following existing policies and therefore does not require further assessment:</p> <p>LP2011: CSR3, G3, D2 CSM1, CSM2.</p>
Proposed Policy - Infrastructure Provision	This policy is new and has been assessed ag SA see Table 19 below
Proposed Policy - New Housing in Didcot	<p>No further SA required at this stage, all sites previously allocated in Core Strategy 2012.</p> <p>The SA has assessed the following option:</p> <ol style="list-style-type: none"> 1) Do not allocate further housing growth at Didcot 2) Allow further housing growth at Didcot <p>The full Appraisal matrices are located in Appendix A table 6 and summarised in Table 19 below of this Report.</p>
Proposed Policy - Culham No 1 Site and Culham Science Centre	<p>Culham No 1 Site is an existing policy CSEM3.</p> <p>Alternative sites for Culham have been</p>

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Proposed Policy	Subject to SA
	<p>subject to the SA process.</p> <p>The full Appraisal matrices are located in Appendix A Table 9 and summarised in Table 21 of this Report.</p>
New Housing in Berinsfield	This policy is new and has been assessed against the SA framework see Table 19 below
<p>Proposed Policy - Housing in Thame</p> <p>Proposed Policy – Proposed Strategy for Thame</p>	These policies are new and have been assessed against the SA framework see Table 19 below
<p>Proposed Policy - Housing in Wallingford</p> <p>Proposed Policy – Proposed Strategy for Wallingford</p>	These policies are new and have been assessed against the SA framework see Table 19 below
Proposed Policy – contingency Policy for Larger Villages	Existing policy CSR1

Table 19 SA of the Proposed Policies

Proposed Policy – Affordable Housing assessed against the SA Objectives																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓✓	0	0	✓	0	0	0	0	0	0	0	x	0	0	0	0	✓✓
Summary Significant positive effects are identified, affordable housing provision both social and immediate will provide homes for those in need, this policy will also be positive to assisting with social cohesion. Any new development may result in construction and demolition waste which may result in negative effects . At this stage it is assumed that further policies will be produced to mitigate any negative effects. A number of no direct effects are noted, because the site selection process ensures that the most sustainable sites are selected for housing and policies will be produced to mitigate any negative effects at specific locations.																
Proposed Policy - The amount and distribution of B class employment land assessed against the SA Objectives																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
0	0	0	0	0	0	0	0	0	0	0	0	✓✓	✓✓	0	0	✓✓
Summary The policy has been developed using the evidence base from the ELR (July 2015), therefore significant positive effects are identified in terms of providing the required employment need for the District. The Vale of White Horse District has allocated employment sites within the Vale of White Horse Local Plan 2031 Part 1, the Local Plan 2031 has been subject to the Sustainability Appraisal process and therefore these sites are not assessed by the South Oxfordshire Local Plan 2032 Sustainability Appraisal 2016. The redevelopment and intensification of Culham Science Centre has been assessed within this SA Report, a number of																

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alternatives have been considered, See Table 12 of this report for further detail of the assessments including recommendations and proposed mitigation.

Neighbourhood Plans will be produced and/or updated where required to allocate employment sites at the most sustainable locations. Neighbourhood Plans allocated sites not already assessed by an SA will be supported by a Sustainability Appraisal, therefore a number of 'no direct impacts' have been identified.

Allocating sites through Neighbourhood Plans supports community involvement in decisions and enables communities to provide local services and solutions, therefore **significant positive effects** are noted.

Proposed Policy – Infrastructure Provision assessed against the SA Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓✓	0	✓✓	✓✓	?	✓✓	?	?	?	?	?	x	✓✓	✓✓	✓✓	✓✓	✓✓

Summary

A number of **significant positive effects** are identified, an Infrastructure Delivery Plan will be produced. Infrastructure provision in a timely manner is essential to prevent significant negative effects from occurring during the construction and operation phases. The uncertainties are identified, because the effects will be localised to specific areas where infrastructure improvement is required. Construction and demolition waste will be produced during the construction phase resulting in potential **negative effects**. At this stage it is assumed that further policies will be produced to mitigate any uncertain/negative effects.

Proposed Policy – Regeneration of Berinsfield assessed against the SA Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓✓	✓	✓✓	✓✓	0	✓✓	0	?	0	0	0	x	✓✓	✓✓	✓	0	✓✓

Summary

This policy promotes efficient land use and requires a masterplan to be developed that supports: physical, social, sporting, housing and public services infrastructure in accordance with an agreed masterplan for the village, therefore a number of **significant**

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positive effects have been identified through the regeneration of Berinsfield. A number of no direct effects are noted, because the site selection process ensures that the most sustainable sites are selected for and any recommendations through this process will mitigate any negative effects at specific locations. Berinsfield lies within the Science Vale boundary and will therefore support the Science Vale vision and objectives set out within the Local Plan 2032. Construction and demolition waste will be produced during the construction phase resulting in potential **negative effects**. At this stage it is assumed that further policies will be produced to mitigate any uncertain/negative effects.

Proposed Policy - Housing in Thame and Proposed Policy – Proposed Strategy for Thame assessed against the SA Objectives

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓✓	✓	✓✓	✓✓	0	✓✓	0	?	0	0	0	x	✓✓	0	✓	0	✓✓

Summary

Thame is a market town with a strong agricultural base, located on the north-east edge of our district adjacent to Aylesbury Vale district. It has a population of approximately 11,500 and is an important local service centre for nearby villages both in Oxfordshire and Buckinghamshire. Thame has close links with nearby larger towns such as Aylesbury and High Wycombe for shopping, work, services and leisure facilities.

During the two previous consultations, comments referred to the level of growth appropriate for the town and the need to locate employment sites.

The proposed Strategy for Thame includes the following:

Proposals for development in Thame should:

- i. strengthen commerce in the town centre and identify sites suitable for future retail, leisure and community uses;
- ii. support housing and employment uses above shops;

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- iii. improve the attraction of Thame for visitors and businesses;
- iv. improve accessibility, car parking, pedestrian and cycle links;
- v. support schemes that enhance the quality of the town's environment;
- vi. support schemes that improve the stock of existing commercial buildings and the environment of the employment areas;
- vii. support the schools, health and other service providers meet their accommodation needs, in particular the amalgamation of the secondary school onto a single site.

At least 600 additional homes must be provided in Thame during the lifetime of the plan. The ambition is to achieve this through a revision of the Thame Neighbourhood Development Plan. Therefore, if appropriate sites can be found and allocated within the Thame Neighbourhood Plan, then this policy could have an overall **positive effects**.

A number of 'no direct effects' are noted, because the site selection process ensures that the most sustainable sites are selected for and any recommendations through this process will mitigate any negative effects at specific locations. Construction and demolition waste will be produced during the construction phase resulting in potential **negative effects**. At this stage it is assumed that further policies will be produced to mitigate any uncertain/negative effects.

Proposed Policy - Housing in Wallingford and Proposed Policy – Proposed Strategy for Wallingford assessed against the SA Objectives.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
✓✓	✓	✓✓	✓✓	0	✓✓	0	?	0	0	0	x	✓✓	0	✓	0	✓✓

Summary

Wallingford is the smallest market town in the district, with a population of around 8,000. The town is located 6 miles east of Didcot. Our vision and objectives seek to enhance our towns and build on the district's economic success. Our strategy for Wallingford will develop the town's role as a local service centre, to complement rather than compete with Didcot, developing Wallingford's particular strengths.

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The proposed Strategy for Wallingford states:

Proposals for development in Wallingford should:

- i. strengthen the town centre including supporting schemes that allow for the re-use or redevelopment of the former Waitrose site provided that a retail element and car parking is retained
- ii. support housing and employment uses above shops
- iii. support the market place as a local hub
- iv. support measures that improve the attraction of Wallingford for visitors with particular emphasis on the River Thames
- v. improve accessibility, car parking, pedestrian and cycle links and local air quality
- vi. support schemes that enhance the town's environment

At least 430 additional homes must be provided in Wallingford during the lifetime of the plan. The ambition is to achieve this through the Wallingford Neighbourhood Development Plan. Therefore if appropriate sites can be found and allocated within the Wallingford Neighbourhood Plan, then this policy could have an overall **positive effects**.

A number of no direct effects are noted, because the site selection process ensures that the most sustainable sites are selected for and any recommendations through this process will mitigate any negative effects at specific locations. Construction and demolition waste will be produced during the construction phase resulting in potential **negative effects**. At this stage it is assumed that further policies will be produced to mitigate any uncertain/negative effects.

Brownfield Development Opportunities

58. Two brownfield sites in the Green Belt have been submitted to us for consideration as sites for new homes. These are the Culham 'no.1 site' adjacent to the Science centre and the Oxford Brookes Wheatley campus.

Wheatley Oxford University (former) Campus

59. Wheatley Oxford University (former) Campus has been assessed against the SA Framework, and the summary of key issues identified are provided below Table 20 and the full matrices are located in Appendix A Table 8.

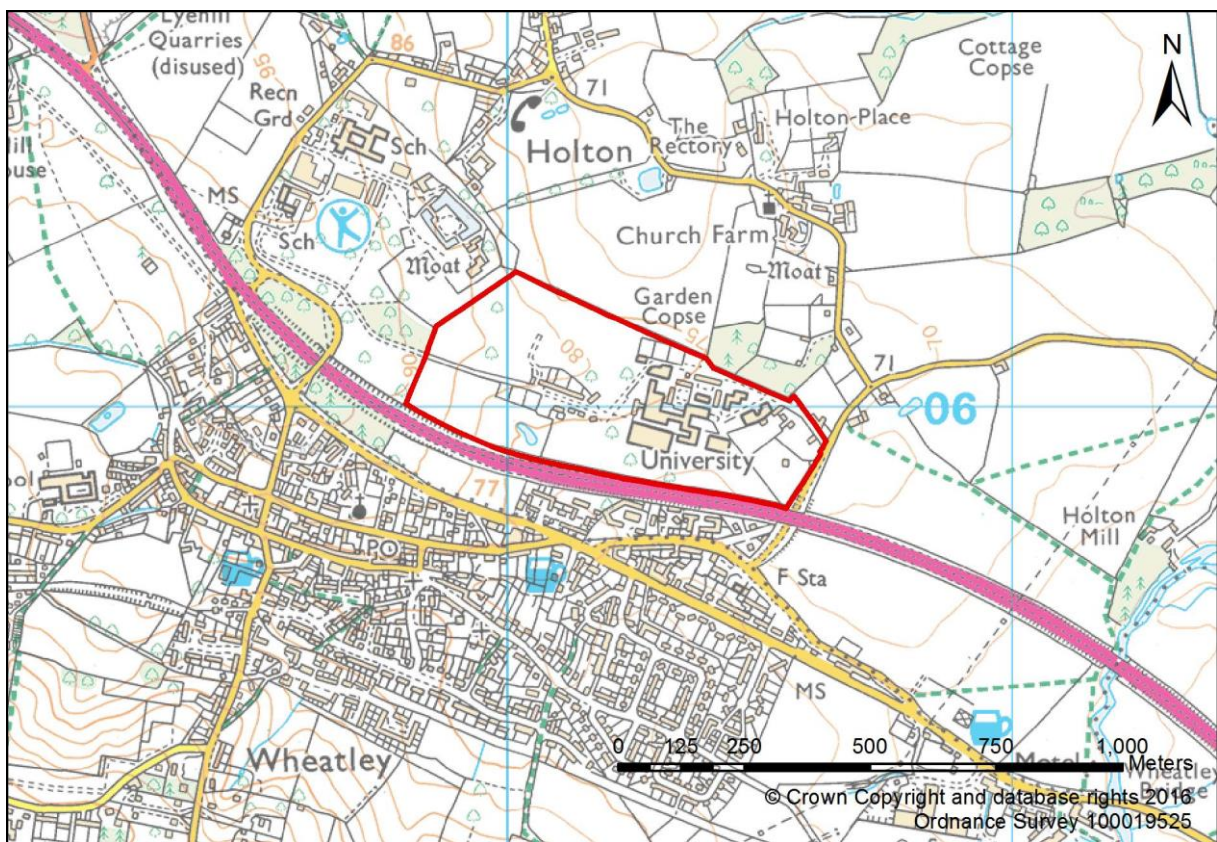


Figure 8 Wheatley Oxford University (former) Campus

Table 20 Brookes Wheatley (former) campus summary of key issues Oxford

SA Objective	Oxford Brookes University (former) Campus SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
1	<p>Wheatley Campus (former) has been submitted to the Council's consideration as a site for new homes. Oxford Brookes University have indicated that they will soon vacate the campus north of Wheatley in Holton parish.</p> <p>Wheatley is one of the larger villages in South Oxfordshire, with a population of around 3,900 people. Located approx. 8 miles from Oxford city centre in the north west of the district.</p> <p>There are around 1,700 homes in Wheatley. Three quarters of these are owner occupied, with less than 10% of the village's housing stock being leased through a Registered Social Landlord. This is lower than the district average.</p> <p>There is a higher proportion of one bedroom homes in Wheatley than the rest of South Oxfordshire.</p> <p>A significant number of new homes could be accommodated on the site, which will result in significant positive effect in terms of providing housing.</p>	<p>A full detailed Landscape and Visual Impact Assessment (LVIA) will be required to inform the final capacity of the sites.</p> <p>Ensure infrastructure is phased alongside new housing development and is integrated with the village.</p> <p>Work with service providers to ensure this is implemented in a timely fashion.</p> <p>Affordable housing and a variety of house sizes should be provided.</p> <p>The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design and supported by appropriate levels of infrastructure.</p> <p>Ensure affordable housing is provided.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>

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SA Objective	Oxford Brookes University (former) Campus SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	and prevent antisocial behaviour, resulting in positive effects .	
3, 4	<p>17.9% of the population are aged between 0-15 years which is slightly lower than the Oxfordshire average of 19.5%</p> <p>Wheatley is one of the least deprived areas in the District, the population has a high level of education, a high standard of living and low employment compared to National statistics.</p> <p>Wheatley has a post office, a branch of Barclays bank, an Asda supermarket, a Co-Op pharmacy, several shops in the High Street, and numerous village societies, including the Wheatley Society and a Village Produce Association that holds an annual show and a number of public houses. There are a number of pre-school groups, a nursery school, a primary school, and a school for pupils with learning disabilities, and a secondary school.</p> <p>The County Council believes there is capacity of the primary school to accommodate new development.</p> <p>Wheatley offers a wide range of services with the ability to act as a local centre as part of the network of settlements in the north west of the district, resulting in positive effects in</p>	Ensure improvements to service provision commensurate with any increases in population. Good phasing of development will be required.

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SA Objective	Oxford Brookes University (former) Campus SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>terms of new housing development.</p> <p>Releasing some land from the Green Belt for housing and required services will support the village in the long term, however further residential development would increase capacity of current services, resulting in negative effects without the implementation of mitigation.</p> <p>Social cohesion is an important aspect of any future residential development within the area.</p> <p>Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CIL requirements and the IDP, to prevent negative effects.</p>	
5, 8, 11	<p>The site is a brownfield site within the Green Belt, currently owned by Oxford Brookes University.</p> <p>The site is adjacent to the A40, there may be noise implications for future residents, resulting in negative effects.</p> <p>The sites lie within a nitrate vulnerability zone.</p> <p>The site is not within a mineral consultation zone.</p> <p>In the short term noise and dust pollution may also increase</p>	<p>Work with Oxford City to ensure the air quality is monitored during both the construction and operational phases.</p> <p>Encourage the use of permeable surfaces and SuDS, to reduce surface run off.</p> <p>Ensure the ETI results inform the decision making process.</p> <p>Consider how noise impacts could be mitigated.</p>

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SA Objective	Oxford Brookes University (former) Campus SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>during the construction phase.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.</p> <p>The closest AQMA to the site is the Oxford City AQMA, declared by Oxford City Council, however this is located approximately 3.2km west of Wheatley; further development may lead to the increase in personal vehicles which will lead to negative effects.</p>	
6	<p>All sites assessed are within or adjacent to Wheatley, which is one of the larger villages in South Oxfordshire, with a population of around 3,900 people, are located approx. 8 miles from Oxford city centre in the north west of the district. Wheatley is adjacent to the A40, which also links to the M40 providing good road access to the north of the country.</p> <p>Buses to Oxford City buses run every 30 minutes, journey time approx. 40 minutes. There are services that run towards High Wycombe, Denton, Little Milton and Great Milton. These services are less frequent and do not run at weekends.</p> <p>Buses stop outside of the Oxford Brookes Campus.</p> <p>National Cycle Route 57 passes through Wheatley and utilises</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented within the new settlement and to create good access to surrounding villages and towns where employment and other amenities are located.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include cycle ways, linking to green infrastructure.</p>

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SA Objective	Oxford Brookes University (former) Campus SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	<p>Church Road to the south of the site. The route links Oxford with Thame (and beyond). In the vicinity of Wheatley the route is mostly on-road, though a length of the route from Horspath towards Oxford is traffic free. A local traffic free cycle route also begins in the vicinity of Wheatley Park School and provides access into the north of Oxford following the route of the A40.</p> <p>The London Road Industrial Estate lies to the east of Wheatley, where there are employment opportunities.</p> <p>The positive effects have been identified above.</p> <p>There is no train station at Wheatley.</p>	
7, 8	<p>The Oxford Brookes Wheatley Campus has various mature trees, grassland areas and vegetation surrounding and within the site.</p> <p>No identified statutory conservation designations are located within or adjacent to the site.</p> <p>The nearest statutory nature conservation designations to the site are Littleworth Brick Pit Site of Special Scientific Interest (SSSI) and Lyehill Quarry SSSI, located approximately 0.85km south west and 0.95km north west of Wheatley, respectively. Littleworth Brick Pit SSSI and</p>	<p>Key landscape characteristics contributing to adjacent Green Belt: boundary tree lines, hedgerows in all cases contribute to the wider Green Belt and should be retained, this is beneficial to biodiversity.</p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Carry out a BAP phase 1 survey, mitigate where necessary.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p> <p>Consult with Natural England on</p>

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	<p>Lyehill Quarry SSSI are both designated for geological interest.</p> <p>Holton Wood SSSI, is located approximately 1.5 miles north west of the Wheatley. Holton Wood SSSI comprises largely ancient and semi-natural woodland, along with a small area of ancient replanted woodland, a number of woodland rides and a small stream. These habitats provide opportunities for breeding birds and a range of invertebrates. All sites lie within the SSSI impact zone. Development could result in negative effects.</p> <p>Corn Bunting inhabit the area. Its dramatic population decline in the UK makes it a Red List species, development could result in negative effects.</p> <p>Wheatley has a large Conservation Target Area to the west, any further development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development. Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford</p>	<p>any future development proposals.</p> <p>Safeguard and enhance the landscape character of the hedgerow network, and tree-lined watercourses.</p> <p>Ensure that all priority habitats are in favourable condition and management.</p>

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	<p>Meadows SAC.</p> <p>A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC in January 2015 and considered four potential growth options. Further HRA Appropriate Assessment would need to be carried out at the next stage of the Plan making process. Therefore current effects are uncertain.</p> <p>Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's.</p>	
8	<p>The site is a brownfield site within the Green Belt, currently owned by Oxford Brookes University. The Green Belt Study (Sept 2015) suggests that the Wheatley Campus could be inset from the Green Belt.</p> <p>Please see 'Local Green Belt Study for South Oxfordshire District Council Final Report Sept 2015' for further information.</p>	<p>The Green Belt Study (Sept 2015) suggests that the Wheatley Campus could be inset from the Green Belt and that the boundary could be revised as discussed above. Care should be taken that any suggested development does not have an adverse impact on the open character of the adjacent Green Belt.</p> <p>A full detailed LVIA will be required to inform the final capacity of the sites. Any development would require substantial woodland planting along the northern, western and eastern edge to contain the settlement edge.</p>
9	<p>A medieval moated site lies adjacent to the western boundary of Wheatley Campus.</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to</p>

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	<p>The sites in question have no known archaeological constraints, however further investigation work may be required. Prehistoric remains are known in the wider study area, in the form of isolated finds, therefore a predetermination archaeological desk-based assessment and evaluation should be undertaken to reduce the uncertainties identified.</p> <p>The Roman evidence within the area is more indicative of settlement activity during this period, than during the Prehistoric periods.</p> <p>Wheatley Conservation Area is located within the main street of Wheatley and contains at least 40 listed buildings.</p> <p>There are a number of small villages separated from Wheatley by the Green Belt for example, Littlemore and Holton, development may result in loss of green infrastructure and lead to the merging of urban areas, and this will result in loss of local distinctiveness, resulting in negative effects.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Manual that will require high quality design and materials, sensitive building heights and would consider the impact on</p>	<p>establish a suitable and appropriate level of mitigation.</p> <p>Ensure local distinctiveness is preserved.</p> <p>Ensure the South Oxfordshire Design Manual is implemented.</p>

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	the historic environment.	
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices that conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy for example, CHP.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>
11	The site is not in a flood zone.	<p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SuDS in all designs.</p>
12	The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects	The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.
13	<p>Additional housing will increase the population and maintain and enhance the rural economy, by supporting and enhancing the larger villages, resulting in positive effects.</p> <p>Wheatley Business Park is south of the A40, and north of</p>	<p>Encourage local work force and on the job skill training throughout the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to</p>

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SA Objective	Oxford Brookes University (former) Campus SA Summary of Key Issues	Mitigating adverse effects/maximising beneficial effects
	Wheatley Village.	ensure a fast and reliable access to the internet and mobile phone communications is provided throughout the district. Any re-development of Wheatley Campus should be mixed use.
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

Culham

The following Alternatives Options have been subject to a Sustainability Appraisal, any development proposals on land not covered by this SA will be considered in future assessments.

- Option 1 Culham No 1 site
- Option 2 Culham No 1 site + the additional area in the north (A)
- Option 3 - Culham No 1 site, including the area to the north (A) and west of the railway (B)
- Option 4 - Culham No 1 site, including the area to the north (A), west of the railway (B) and extended area northwest of the railway (C)

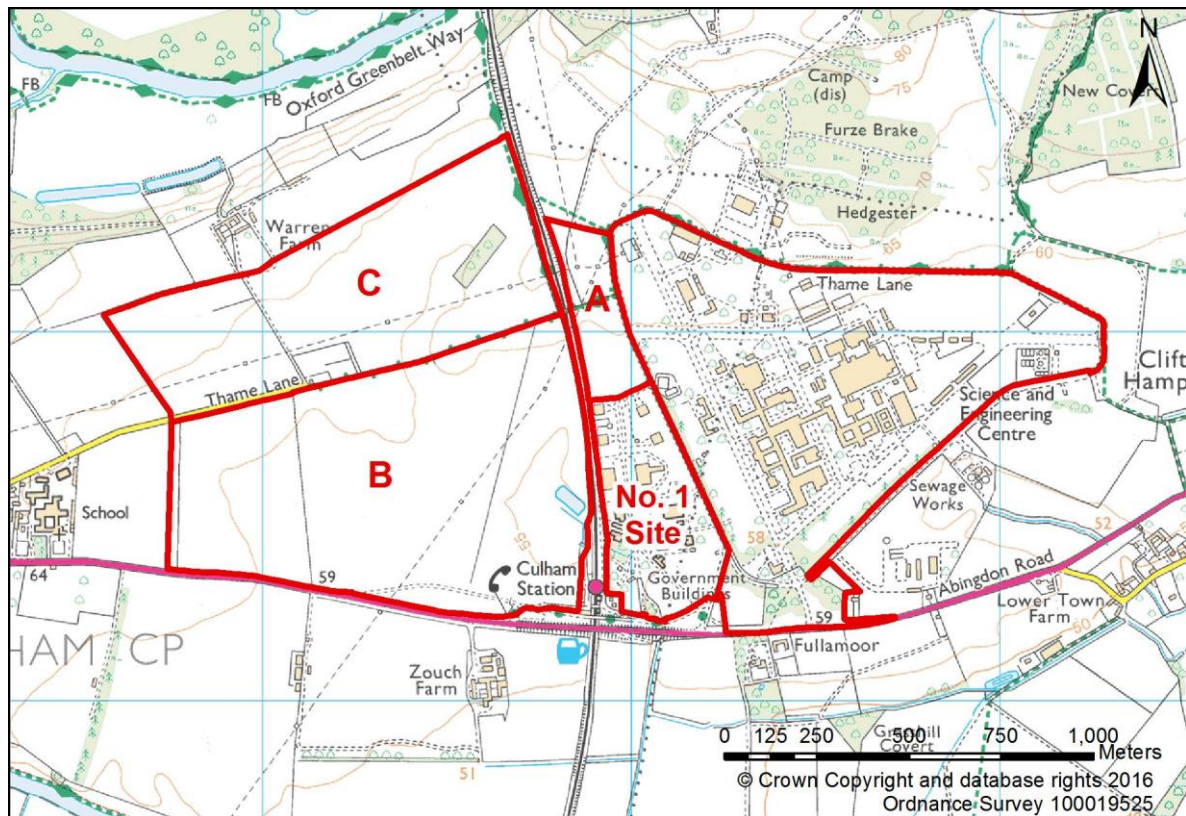


Figure 9 Culham alternative options

The full appraisal matrices are located in Appendix A Table 9 and summarised below in Table 21

Table 21 Culham Science Village

SA Objective	Culham x 4 options summary of key issues	Mitigating adverse effects/maximising beneficial effects
1	<p>The area is situated 2.5 miles away from Culham Village and 1.4 miles from Clifton Hampden.</p> <p>Approximately 7.5 miles south of the edge of Oxford, 3.5 miles east of Abingdon-on-Thames and 6 miles north of Didcot. Location of the site results in significant positive effects.</p> <p>Development of this area will result in major positive effects in terms of providing housing. Significant</p>	<p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>Ensure infrastructure is phased alongside new housing development and is integrated with the village of Culham and Clifton Hampden, where appropriate.</p> <p>Affordable homes should be provided within all</p>

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SA Objective	Culham x 4 options summary of key issues	Mitigating adverse effects/maximising beneficial effects
	<p>positive effects are identified in terms of providing housing.</p> <p>The sites have been promoted through consultation although the Culham number 1 site is currently in use.</p>	<p>development settlements.</p> <p>Work with service providers to ensure additional infrastructure requirements are implemented in a timely fashion.</p> <p>A masterplan would need to be developed to encompass all mitigation recommendations.</p>
2	<p>A new settlement / urban extension would provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in positive effects.</p>	<p>Ensure good quality urban design is implemented and work with the local community and Thames Valley police.</p>
3, 4	<p>All the sites assessed are located adjacent to the Culham Science Centre (CSC) which is part of Science Vale UK, CSC specialises in fusion research and hosts related enterprises. There are currently around 2,000 jobs on the CSC site.</p> <p>The sites are situated 2.5 miles away from Culham Village and 1.4 miles from Clifton Hampden, both villages are small with limited services.</p> <p>The sites are approximately 7.5 miles south of the edge of Oxford, 3.5 miles east of Abingdon and 6 miles north of Didcot. Oxford, Abingdon and Didcot are large towns with many facilities. Some positive effects have been identified due to location of the sites and access to nearby facilities, however there are limited services available within the immediate</p>	<p>Ensure improvements to service provision commensurate with any increases in population. Good phasing of development will be required.</p>

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SA Objective	Culham x 4 options summary of key issues	Mitigating adverse effects/maximising beneficial effects
	<p>location for any additional residents.</p> <p>Due to the location of the CSC, many on-site facilities have been established in order to meet the demands of the resident workforce and visitors. The following amenities are available:</p> <ul style="list-style-type: none"> • Staff Restaurant • 2 Site Shops • Children's Day Nursery • Conference Centre • Lecture Theatre • Sports Facilities • Coffee Shop • Cash Machine • Publications, printing and reprographic services <p>The additional new homes will put pressure on existing services, with neighbouring villages and towns, resulting in negative effects.</p> <p>Development could provide the opportunity to improve services in through the CIL requirements and the IDP.</p> <p>Development solely of housing at the C1 site could result in loss of employment land and not provide enough land sufficient for facilities required for new residents, resulting in significant negative effects.</p>	

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SA Objective	Culham x 4 options summary of key issues	Mitigating adverse effects/maximising beneficial effects
5, 8, 11	<p>C1 The site is previously development land within the Green Belt, compared the other options development here would not result in greenfield land.</p> <p>C2 Part of the site is brownfield land and the northern section is greenfield land, both within the Green Belt.</p> <p>C3 This site includes C1 & C2 as well as the area west of Culham station which includes greenfield land</p> <p>C4 This site includes C1 & C2, C3 and the extended area to the northwest (see map) which includes greenfield land.</p> <p>C3 & C4: Electricity pylons cross the site to the west of Culham station.</p> <p>Any development on greenfield land would increase hard surfaces, which can increase the risk of surface water flooding, C4 includes more land use so will result in further negative effects compared to development if a smaller area.</p> <p>There is a sewage works to the south of CSC, any increase in housing could lead to over capacity at the sewage works, the area is within in an area with high chance of flooding from surface water, the area also lies within a nitrate vulnerability zone and groundwater/water protection zone. Therefore potential negative effects have been identified.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>C1, C2 & C3 are not within flood zone</p>	<p>A Sequential Test should be carried out.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SuDS in all designs.</p> <p>Work with Thames Water to discuss sewage capacity.</p> <p>Work with electricity providers to discuss implications of electric pylons on the site west of Culham station.</p> <p>Consider noise barriers for the adjacent train line.</p> <p>No development should occur in floodzone2 or 3.</p>

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	<p>2 or 3, However the northern edge of the extended area northwest of the railway (C) is within flood zone 3.</p> <p>The train line is adjacent to the sites and Culham station is adjacent there is a potential for noise pollution for new residents. Therefore potential negative effects have been identified.</p>	
6	<p>All the sites assessed are located adjacent to the Culham Science Centre (CSC) which is part of Science Vale UK, CSC specialises in fusion research and hosts related enterprises. There are currently around 2,000 jobs on the CSC site.</p> <p>The sites are situated 2.5 miles away from Culham Village and 1.4 miles from Clifton Hampden. Approximately 7.5 miles south of the edge of Oxford, 3.5 miles east of Abingdon and 6 miles north of Didcot. Oxford, Abingdon and Didcot are large towns with many facilities.</p> <p>Didcot and Milton Park provide access to employment, Milton Park is approx. 4 miles away, buses run every 30 minutes and taken approx. 40 minutes each way. Didcot is 5 miles away, direct trains take 7 minutes but the service is infrequent. Wallingford is large town, approx. 8 miles away offers a range of employment opportunities and links with the concentration of environmental science organisations at nearby Crowmarsh Gifford; and Hithercroft Industrial Estate, the town's main employment area,</p>	<p>Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented within the new settlement and to create good access to nearby towns and villages.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>

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	<p>resulting in potential positive effects. There regular trains to Reading and Oxford, resulting in significant positive effects due to access to sustainable transport.</p> <p>All sites are adjacent to Culham train station, there regular trains to Reading and Oxford, resulting in significant positive effects due to access to sustainable transport.</p>	
7, 8	<p>All sites are within the conservation target area (CTA), and are within Culham Brake SSSI impact zone, therefore development may result in negative effects.</p> <p>The land adjoining the Thames at Culham is of significant ecological importance and is being carefully managed under Natural England's Stewardship Scheme. Therefore development may result in negative effects.</p> <p>Subject to seasonal flooding and water-logging, these water meadows provide a very specific habitat for a diverse range of flora and fauna. Therefore development may result in negative effects.</p> <p>C1 There are pockets of broadleaf deciduous woodland.</p> <p>The north west corner of C2 & C3 is within Culham Brake SSSI impact zone.</p> <p>C4 The coppice & Furze Brake are located to the north and there are pockets of broadleaf deciduous woodland to the south of CSC.</p>	<p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Carry out a BAP phase 1 survey.</p> <p>Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.</p>

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	<p>A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC in January 2015 and considered four potential growth options. Further HRA Appropriate Assessment would need to be carried out at the next stage of the plan-making process. Therefore current effects are uncertain.</p>	
8	<p>All sites are currently within the Green Belt. The local Green Belt Study Sept 2014 has been undertaken and the recommendations include:</p> <p>CSC inclusive of the Culham No.1 Site is suggested to be inset. The inset boundary has been drawn around the most densely developed core, access road and lower density edges. The boundaries are predominantly defined by roads and the edge of the railway line with intermitted blocks of woodland and tree belts adjacent, resulting in significant positive effects. Please see 'Local Green Belt Study for South Oxfordshire District Council Final Report Sept 2015' for further information.</p> <p>The field to the west of the CSC beyond the railway line (included in C3 & C4) could provide a potential area for expansion.</p> <p>However the area's openness and degraded field boundaries means it is vulnerable to the perception of encroachment into open countryside and would require reinforcement planting. Expansion into this field would also result in a westwards</p>	<p>Boundary trees and hedgerows contribute to the wider Green Belt and should be retained.</p> <p>Consider mitigation measures to reduce impact on tranquillity and It is important to avoid the perception of the settlements merging.</p> <p>Carry out a Landscape Capacity Assessment, followed by a full detailed landscape and visual impact assessment to inform the final capacity of the sites.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SuDS.</p> <p>Continue to consult with Oxfordshire County Council with reference safeguarded sites.</p>

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	<p>expansion of built form towards Culham village. It is will be important to avoid the perception of the settlements merging. Resulting in potential negative effects if development were to occur.</p> <p>The surrounding land contributes to the separation of nearby settlements particularly of Clifton Hampden, Burcot and the CSC (C4) - The semi-enclosed farmland of the valley is a particular feature of the countryside of the area and is vulnerable to encroachment. Resulting in significant negative effects. (C4)</p> <p>Culham Station</p> <p>There are sand and gravel resources in this area that may be covered by the mineral safeguarding policy in the emerging new Minerals and Waste Local Plan (Part 1 – Core Strategy policy M8).</p> <p>There is a waste transfer/recycling facility at Culham No. 1 site and a radioactive waste facility at the Culham JET site which are both proposed to be safeguarded for waste management use by the waste management site safeguarding policy in the emerging new Minerals and Waste Local Plan (Part 1 – Core Strategy policy W11).</p>	
9	<p>Clifton Hampden and its open, rural setting form part of a historic settlement pattern that contributes to the character of the setting of historic Oxford City. Resulting in significant negative effects if development were</p>	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and</p>

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	<p>to occur (C4)</p> <p>Culham station and Culham station over bridge are Grade 11 listed. Thame Lane Bridge at the north west corner of the site is Grade 11 listed. These would need to be protected to prevent negative effects.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Manual, which will require high quality design and materials, sensitive building heights and would consider the impact on the historic environment.</p> <p>There are known archaeological constraints. A predetermination archaeological desk-based assessment and evaluation would reduce the uncertainties identified.</p>	<p>appropriate level of mitigation.</p> <p>Ensure local distinctiveness is preserved.</p> <p>Ensure the South Oxfordshire Design Manual is implemented.</p>
10	<p>New development offers the opportunity to implement sustainable design principles, resulting potential positive effects.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in potential negative effects. It is however assumed that sustainable design principles will be implemented.</p>	<p>Include SuDS in all designs.</p> <p>Promote sustainable building practices that conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy for example, CHP.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>
11	<p>C1, C2 & C3 are not within flood zone 2 or 3, However the northern edge of the extended area northwest of the railway (C) is within flood zone 3. Negative effects are identified if</p>	<p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to</p>

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	<p>development takes place within the floodzone.</p> <p>There is high chance of flooding from surface water, the sites lies within a nitrate vulnerability zone and groundwater /water protection zone.</p> <p>C3 & C4 require more greenfield land for development, so the negative effects will be greater.</p>	<p>climate change.</p> <p>Include SuDS in all designs.</p> <p>No development should occur in floodzone 2 or 3.</p>
12	<p>The development of new housing, will lead to construction and demolition waste being produced, resulting in potential negative effects.</p>	<p>The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice.</p>
13,14	<p>All the sites assessed are located adjacent to the Culham Science Centre (CSC) which is part of Science Vale UK.</p> <p>Additional housing will increase the population and maintain and enhance the rural economy, by supporting and enhancing the larger villages. The sites are situated 2.5 miles away from Culham Village and 1.4 miles from Clifton Hampden. Approximately 7.5 miles south of the edge of Oxford, 3.5 miles east of Abingdon and 6 miles north of Didcot. Oxford, Abingdon and Didcot are large towns with many facilities. Location of the site results in significant positive effects.</p> <p>All the sites assessed are located adjacent to the Culham Science Centre (CSC) which is part of Science Vale UK, CSC specialises in fusion</p>	<p>Ensure any loss of employment land is replaced or integrated within the residential development.</p> <p>Encourage local work force and on the job skill training and ensure access and infrastructure is provided.</p> <p>Encourage green and eco-technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided throughout the district.</p>

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	<p>research and hosts related enterprises. There are currently around 2,000 jobs on the CSC site. Location of the site results in significant positive effects.</p> <p>Didcot and Milton Park provide access to employment, Milton Park is approx. 4 miles away, buses run every 30 minutes and taken approx. 40 minutes each way. Didcot is 5 miles away, direct trains take 7 minutes but the service is infrequent.</p> <p>Wallingford is large town, approx. 8 miles away offers a range of employment opportunities and links with the concentration of environmental science organisations at nearby Crowmarsh Gifford; and Hithercroft Industrial Estate, the town's main employment area, resulting in potential positive effects. There regular trains to Reading and Oxford, resulting in significant positive effects due to access to sustainable transport.</p>	
14, 15, 16	No Direct Impact	N/A
17	The Council has involved the community in the decision making process and the community.	Continue to work with the local community.

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What happens next?

60. The development of the Local Plan follows a number of different stages that are defined by legislation, set out in the Town and country Planning (Local Planning) (England) Regulations 2012.

61. This Sustainability Appraisal Report has been developed alongside the development of the South Oxfordshire Local Plan 2032 Preferred Options Stage Three of the Process June 2016 to inform the decision making process.

62. The SEA Regulations require the responsible authority to consult the consultation bodies [who] by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing plans'. Therefore this SA Report will be provided for consultation with the following bodies:

- The Environment Agency;
- Natural England; and
- English Heritage (now Historic England).

63. In addition, the document will be placed on the District Council's website and comments are also invited from all.

64. We will undertake a consultation on the other matters to be included in the Local Plan 2032, alongside an accompanying Sustainability Appraisal, in the autumn of 2016. The comments received at this Preferred Options stage, and at the further consultation in the autumn, will be used to inform the full draft of our Local Plan 2032. This, again, will be subject to consultation at the end of the year.

65. Please see **link to Table 1.** of this SA Report which shows how the SEA requirements have been met to date and identifies which elements will be met within the next stage of the SA process.

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LIST OF ACRONYMS

AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Area
BAP	Biodiversity Action Plan
CHP	Combined Heat and Power
CSC	Culham Science Centre
CTA	Conservation Target Area
EMF	Electric and Magnetic Fields
ETI	Evaluation of transport impacts
FRA	Flood Risk Assessment
HRA	Habitats Regulations Assessment
IDP	Infrastructure Delivery Plan
LCA	Landscape Capacity Assessment
LVIA	Landscape and Visual Impact Assessment
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister (now closed)
PRoW	Public Rights of Way
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SFRA	Strategic Flood Risk Assessment
SHMA	Strategic Housing Market Assessment
SODC	South Oxfordshire District Council
SSSI	Site of Special Scientific Interest
SuD _s	Sustainable drainage systems
SWMP	Site Waste Management Plan

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01235 422600

