

South Oxfordshire LOCAL PLAN 2031

INTERIM SUSTAINABILITY APPRAISAL REPORT OF THE SOUTH OXFORDSHIRE LOCAL PLAN 2031 REFINED OPTIONS

FEBRUARY 2015



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South Oxfordshire District

Interim Sustainability Appraisal Report of the South Oxfordshire Local Plan Refined Options

February 2015

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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 NPPF states: 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 factors[add reference]
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

SOUTH OXFORDSHIRE LOCAL PLAN

4. In April 2014, the local authorities across Oxfordshire published a Strategic Housing Market Assessment (SHMA), and this identified that South Oxfordshire could need additional housing beyond that planned for in the existing Core Strategy. As well as this, Oxford City Council indicated that they would have difficulties in meeting their identified housing need entirely within the city boundary and that the other districts across the county could be asked to consider taking some of this “unmet need”.
5. In South Oxfordshire we decided that the best approach following the publication of the SHMA would be to review our existing plan and consider how we can plan for additional growth in the most advantageous and positive way. A

recent letter from the Minister of State for Housing and Planning Brandon Lewis to the Planning Inspectorate affirms the Government's view that councils should have reasonable – but not unlimited – time to plan for new evidence of housing need identified in a SHMA¹. This letter supports our approach, and by preparing a new Local Plan now we will ensure that we remain in control of where new development takes place, and that we can plan for all needs in the best way.

5 YEAR HOUSING LAND SUPPLY

6. The Government requires us to maintain a five year rolling supply of land for new homes. By adopting our Core Strategy in 2012, which sets out where 11,600 new homes will be built, we have secured the housing land supply required by Government in the majority of the district. At present new homes are not being built as quickly as we would like at Didcot and we're working to change this. Where we cannot show a five year supply of housing land there is a presumption that planning permission will be given for any proposals unless adverse impacts are overriding. In this way decisions can be taken out of our hands. Our new plan will ensure we stay in a plan-led system and can keep control of planning for future housing.
7. Changes made last year to the National Planning Practice Guidance² clarify that some categories of building which we haven't counted previously in our five year supply can now be counted. In addition to housing allocations in earlier plans and housing sites with planning permission we will include in our sources of supply:
 - An allowance for windfalls (these are homes on sites not allocated in our plans, often small infill housing schemes)
 - Housing for older people in the C2 use class (like care homes)
 - Student accommodation including both halls of residence and self-contained student housing

¹ DCLG "Strategic housing market assessments" <https://www.gov.uk/government/publications/strategic-housing-market-assessments>

² <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/stage-5-final-evidence-base/>

- Housing created from conversions of offices, shops or barns under permitted development.³

WHAT WE HAVE DONE SO FAR

8. 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. We asked a number of questions 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.
9. Appendix A of this SA Report appraises these options and Stage B: Developing and refining alternatives and assessing effects are discussed on page 27 which summarises the key issues of these appraisal matrices.

THE LOCAL PLAN'S VISION AND STRATEGY

- South Oxfordshire will continue to be a beautiful and prosperous district, and a desirable and sustainable place to live, work and visit.
- The natural and built heritage of South Oxfordshire will be prized as our most important assets. We will have enhanced the quality of the built environment in our towns and villages, maintained the predominantly rural nature of the district, and preserved the natural beauty and character of areas such as the Chilterns and North Wessex Downs.
- Our positive attitude to business growth will have supported existing and new businesses and employment in the district and will have helped to secure economic prosperity for South Oxfordshire. Our exciting and high quality science base will have attracted more like minded businesses providing exciting and high value job opportunities.

³ <http://planningguidance.planningportal.gov.uk/blog/guidance/when-is-permission-required/what-are-permitted-development-rights/>

- Didcot will be at the heart of the research and innovation-led businesses across Science Vale, and we will have delivered high-quality new housing, infrastructure and other opportunities to capitalise on economic growth in this part of the district in particular.
- We will have delivered sufficient housing to meet identified need across South Oxfordshire, and this will have helped to sustain and enhance shopping and services in our towns and villages, especially our historic market towns of Henley-on-Thames, Thame and Wallingford.
- By supporting the development of some new housing within our larger villages we will have ensured that our rural communities can continue to thrive and everyone has access to services within a short distance.
- Through seeking appropriate levels of housing which those on lower incomes can afford and of affordable housing we will have ensured that the housing needs of all our residents are being met.
- Through careful management of the Green Belt we will have protected the important setting of Oxford whilst also making provision for the housing and business growth we need.
- New developments will be built to a high level of environmental and design standards, and will enhance the quality and distinctiveness of the district's towns and villages; the local character of the different places within South Oxfordshire will have been respected.
- Improvements to roads, public transport infrastructure, and pedestrian and cycle networks will have made it easier for people to get around South Oxfordshire, in particular to major employment areas.

UPDATING OUR STRATEGY

10. The strategy by which we will deliver the Vision will be an evolution of the current Core Strategy, rather than a radical rewrite – a lot of time and effort was put into the Core Strategy, with very valued input from the community. We believe that the overall message presented in that previous plan is still appropriate and sustainable. Our overall strategy for the district is to protect and enhance what is best about South Oxfordshire, whilst supporting economic growth, delivering new homes and promoting healthy and vibrant communities. The Core Strategy seeks to promote a network of sustainable settlements across the district to ensure that everybody has access to a basic range of services - it differentiates between our towns and villages according to the role they play and the services they provide for our communities. This Local Plan will further develop this strategy, and we will continue to work with partner organisations and local people to plan for the housing numbers included in the Core Strategy, as well as additional homes arising from the SHMA.
11. The Core Strategy contains many policies that are still relevant, and these will be carried over to this plan (and reviewed where necessary). For example, the policies from the Core Strategy that help us to protect and enhance our heritage and countryside, such as our Areas of Outstanding Natural Beauty, are just as important and relevant now. Our plans and policies will ensure that new development is of the highest quality, and respects and enhances the character of South Oxfordshire and its diverse places.
12. The Science Vale area, with Didcot at its heart, will continue to be the focus for economic development, investment in infrastructure, and the provision of additional services and community facilities. We will also continue with the Core Strategy's delivery of additional housing growth here, which will help to secure investment and improvement in the area. Together with our neighbours Vale of White Horse District Council, we are producing an Area Action Plan (AAP) that will plan for and deliver growth in the Science Vale area (see Local Plan Refined Options Report for further information⁴).
13. To help meet our need for more homes, we propose providing for some more housing growth in the market towns and larger villages. This will help these places to remain vibrant service centres for our district, providing employment, shops, healthcare and other vital facilities, ensuring that our residents have

⁴ Local Plan Refined Options Report February 2015

access to the services they need, and the towns and villages themselves continue to thrive.

14. In the smaller villages (and perhaps also even in our other smallest settlements) we propose to allow a slightly more flexible approach to growth, through reviewing our existing policies. Where it is supported by local communities, and particularly where they wish to identify development opportunities in neighbourhood plans, being more flexible would help to meet local housing demand and could also help to ensure that shops and services remain viable.

15. We will continue to work with the other local authorities in Oxfordshire to look at cross boundary issues. When it is clear what the level of unmet need from Oxford is, we will seek to include this in a way that fits into our strategy.

SEA DIRECTIVE

16. 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). Table 1 outlines the SEA Directive Requirements and how these requirements have been addressed within this report at this stage of the Plan making process.

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.	Scoping Report April 2014 and Section Task A1 Identifying relevant plans and programmes is also summarised within this SA report.
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
c) The environmental characteristics of areas likely to be significantly affected.	Scoping Report April 2014
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	Scoping Report April 2014 and summarised in Task A3 Identifying sustainability challenges, Table 2 within this SA report.

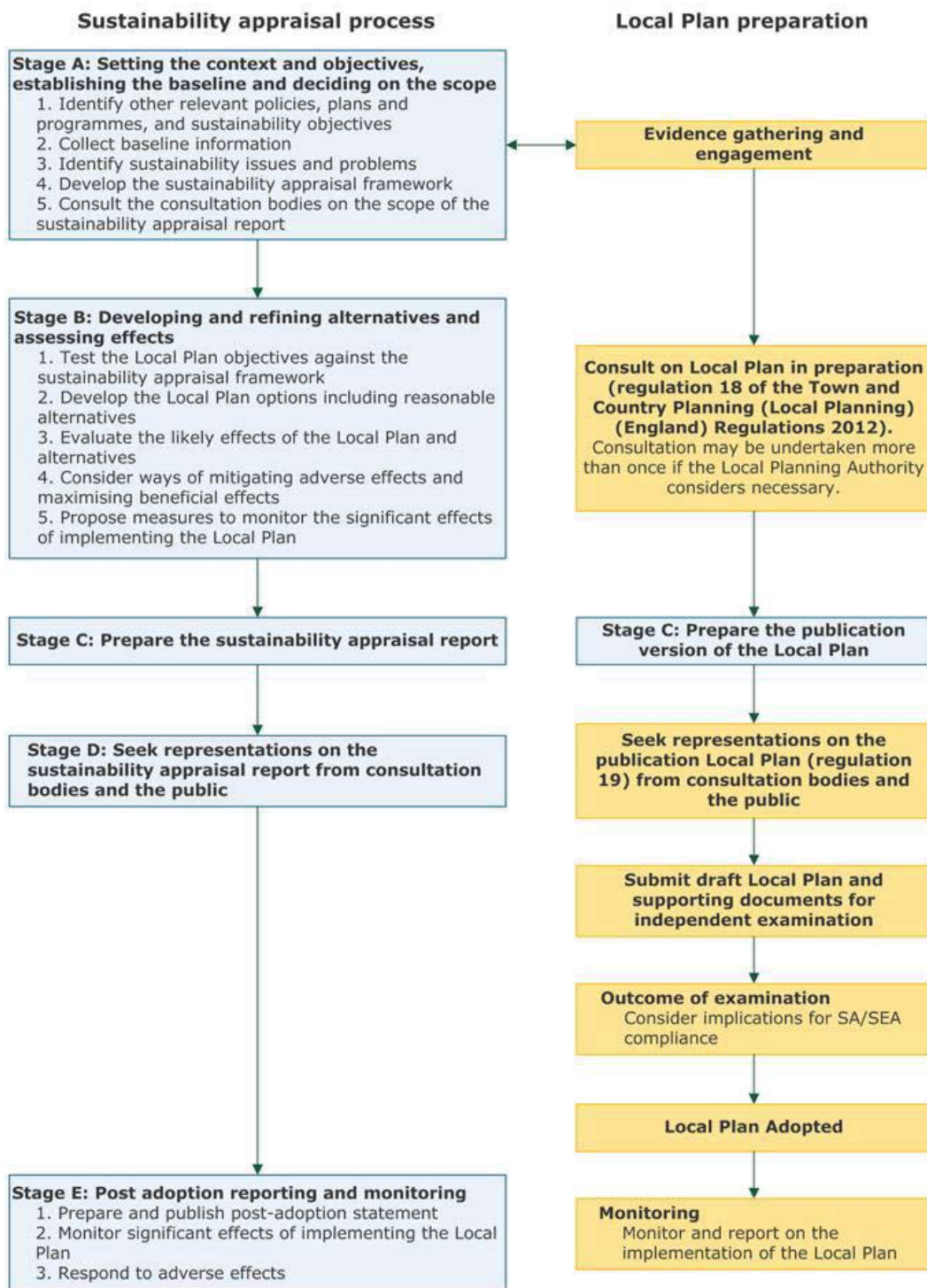
SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.	
e) The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Scoping Report April 2014 and Table 2 of this SA Report
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.	STAGE B of this SA Report. Table 2 to Table 14 within this SA Report. Cumulative effects of the draft Plan will be evaluated at the preferred options stage.
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.	Table 2 to Table 14 within this SA Report, discuss mitigation and enhancement measures.
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 know-how) encountered in compiling the required information.	This Interim SA Report has assessed a number of alternatives put forward by the South Oxfordshire Local Plan 2031 Refined Options February 2015. The reasons for selecting the alternatives is provided along with the description of how the assessment has been undertaken within STAGE B of this SA Report. Further detail can be found in the South Oxfordshire Local Plan 2031 Refined Options February 2015 and should be read in conjunction with this Report.
i) A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Monitoring is under consideration and will be included within the next stage of the SA and Plan making process
j) A non-technical summary of the information provided under paragraphs 1 to 9.	A non-technical summary will be produced to accompany the Preferred Options SA Report, this will outline in detail the SA Process and findings for the draft Plan.
Consultation: <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). 	The Scoping Report June 2014 was consulted on with the following bodies to seek their views: <ul style="list-style-type: none"> The Environment Agency; Natural England; English Heritage. neighbouring local authorities under the Duty to Cooperate; town and parish councils in South Oxfordshire; residents;

SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
	<ul style="list-style-type: none"> all those included on the District Council's local development framework consultation database. <p>This SA Report will be consulted with the same consultees above, and will be available for all consultees to view and comment on.</p>
Taking the environmental report and the results of the consultations into account in decision-making (Art. 8).	SA Report will be updated to reflect all responses where appropriate and each response will be documented within the Final SA Report.
<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) 	Next Stage of the SA and Plan making process
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 be included within the next stage of the SA and Plan making process

SUSTAINABILITY APPRAISAL METHODOLOGY

17. 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.

Figure 1 Sustainability Appraisal Process



Task A1 Identifying relevant plans and programmes

18. The guidance states that other plans or programmes may influence local plans, as may the sustainability objectives they contain. The council should identify these objectives 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

19. The relevant plans, programmes and environmental protection objectives and the significance of these objectives with the Local Plan and the SA are discussed in the Scoping Report June 2014. The section below outlines the National Planning Policy Framework.

NATIONAL PLANNING POLICY FRAMEWORK

20. Government planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG). The NPPF sets out the Government's planning policies for achieving sustainable development and is complemented by the NPPG, which provides additional guidance for practitioners.

21. In particular, the NPPF states that for a local plan to be considered sound, it must comply with the legal and procedural requirements of plan making, such as the duty-to-cooperate and demonstrate that it is:

- a) positively prepared
- b) justified

- c) effective, and
- d) consistent with national policy.

Positively prepared

22. The NPPF states that:

“the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development” .

Presumption in favour of sustainable development

23. Sustainable development is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs. This means that we should consider the long-term consequences of development alongside our short-term priorities.

24. The NPPF provides the Government’s view of what sustainable development in England means in practice for the planning system. Broadly, there are three dimensions to sustainable development, which need to be considered together. These are:

- a) **an economic role** – contributing to building a resilient, responsive and competitive economy through the timely delivery of sufficient land in the right locations to support growth and by coordinating development requirements such as the provision of infrastructure
- b) **a social role** – supporting vibrant and healthy communities through the provision of housing, the creation of high quality living and working environments and accessible local services, and
- c) **an environmental role** – protecting and enhancing our natural, built and historic environment, using resources prudently, ensuring climate change resilience and supporting the move to a low-carbon economy .

NATIONAL PLANNING PRACTICE GUIDANCE (MARCH 2014)

25. The Government published National Planning Practice Guidance (NPPG) in March 2014. This is intended to complement and support the NPPF and provide advice on how to deliver its policies.

26. The NPPG contains a number of sections that cover a range of topic areas. The main factors that need to be taken into account in relation to housing are outlined below:

HOUSING AND ECONOMIC DEVELOPMENT NEEDS ASSESSMENTS

27. The NPPG emphasises the importance of objectively assessing both the economic and housing needs (both market and affordable) of an area, within a functional housing market area or economic area; to promote more balanced spatial patterns of sustainable development;

- The assessment should identify the future quantity of housing needed including a breakdown by type, tenure and size;
- Constraints to development are not considered as part of the assessment but would need to be considered as part of the plan making process;
- Local planning authorities should demonstrate their development needs working with other local authorities in the relevant housing market area in line with the duty to cooperate;
- The national household projections are the starting point for establishing the housing needs. However, they are trend based and would need to be adjusted for changing circumstances such as local demography and household formation rates which are not captured in past trends;
- Housing need suggested by household projection should take into account of market signals such as house prices, affordability, rates of development, etc. A worsening trend in any of these indicators will require upward adjustment to planned housing numbers compared to ones based solely on household projections;

- An assessment of the likely level of job growth based upon past trends and /or future economic forecasts would be required, taking into account factors such as the growth of working age population and cross boundary migration.

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT

28. The NPPG explains that the assessment of land availability is an important step in the preparation of Local Plans and ensures that all land is assessed together as part of plan preparation to identify which sites or broad locations are the most suitable and deliverable for a particular use.

- This includes a Strategic Housing Land Availability Assessment (SHLAA) to identify a future supply of land which is suitable, available and achievable to help meet future housing growth.
- Identify and demonstrate a 5 year supply of deliverable sites, including windfall allowance, if justified by a robust evidence base. Also to identify developable sites (or broad locations) for years 6-15 of the Local Plan
- The NPPG states that "Local planning authorities should aim to deal with any undersupply [or past shortfalls] within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the 'Duty to Cooperate'.

HOUSING STANDARDS REVIEW

29. The Government completed a Housing Standards Review in October 2013. A Technical Consultation was launched in September 2014. It is intended that standards relating to water efficiency, access (including Lifetime Homes) and security will be consolidated into the building regulations. The relevant legislative requirements are currently going through Parliament. It is expected that transitional arrangements for local authorities will be introduced in early 2015.

DUTY TO COOPERATE AND THE OXFORDSHIRE STRATEGIC HOUSING MARKET ASSESSMENT

30. 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.

31. Within Oxfordshire co-operative working is managed through the Oxfordshire Growth Board (superseding the former Spatial Planning and Infrastructure Partnership Board, SPIP). The board comprises the leaders of all Oxfordshire councils supported by an executive committee and officer working groups. South Oxfordshire District Council also works directly with authorities within and outside the county area where that is necessary to plan effectively on matters of strategic and sub-regional significance or cross border interests that are not Oxfordshire-wide.

32. As part of implementing the duty to cooperate the leaders of all Oxfordshire authorities including South Oxfordshire have agreed a joint Oxfordshire Statement of Cooperation. This sets out that all the Oxfordshire councils agree to engage constructively, actively and on an on-going basis in any process that involves the following:

- The preparation of development plan documents.
- The preparation of other local planning documents.
- The planning and prioritisation of infrastructure and investment in Oxfordshire to support economic growth of the area.
- Activities that support any of the above so far as they relate to sustainable development or use of land that has or would impact on more than one of the Parties.

The parties also agree to act expediently when undertaking joint working to avoid unreasonable delay.

33. Oxfordshire Strategic Housing Market Assessment (SHMA) provides up-to-date evidence on the level of housing need in the District over the period up to 2031.

The SHMA proposes a range of housing numbers for the District and we discuss this in the Refined Options Consultation Document.

34. The Oxfordshire Statement of Cooperation sets out how the outcomes of the SHMA would be managed, should any of the Local Planning Authorities in Oxfordshire not be able to meet their full objectively assessed housing need.

Task A2 Collecting data to establish baseline

35. The National Planning Practice Guidance 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.

36. 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 Scoping Report June 2014⁵ sets out baseline data for the District.

Task A3 Identifying sustainability challenges

37. 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

⁵ South Oxfordshire SA Scoping Report Consultation Version April 2014

designated pursuant to Directives 79/409/EEC (the Birds Directive) and 92/43/EEC (the Habitats Directive)”

38. 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.

39. 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 2013 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 Oxfordshire Landscape Character Assessment: SODC, 2003). 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, 201)
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. This may increase as the recession eases.
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)

South Oxfordshire's sustainability challenges

		<ul style="list-style-type: none"> The following key settlements (as identified for allocations in the core strategy) have existing properties that are in flood zones 2 or 3: Benson, Chalgrove, Crowmarsh Gifford, Didcot, Goring-on-Thames, Henley-on-Thames, Thame, Watlington, and Wheatley.
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 millimeters a year, compared to 906 millimeters 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 being made in the development of diverse renewable energy resources (Appendix 2). Oxfordshire's main areas of climate-related vulnerability are increasing intense downpours and higher temperatures (Oxfordshire Sustainable Community Strategy, Briefing Paper 6: Environment 2007). 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.

South Oxfordshire's sustainability challenges		
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 market housing	<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
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 and national averages (Appendix 2) (Our Place, Our Future, South Oxfordshire Sustainable Communities Strategy 2009-2026).

South Oxfordshire's sustainability challenges		
21	Road traffic congestion	<ul style="list-style-type: none"> There are over 4,000 kilometers 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

40. 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 and consulted on as part of the SA Scoping process taking into account the relationship between the Local Plan and the objectives of other plans and programmes, along with the findings of the baseline information review.

41. The potential impacts of a local plan are assessed against predefined objectives for sustainable development. These objectives provide a method for assessing the effects of the local plan. The SA should include objectives

derived from the information emerging from tasks A1, A2 and A3 in the SA process.

42. Table 3 below contains 17 sustainability objectives that we will be used in the SA framework. 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. The SA will test each of the alternative options within the Local Plan on the extent to which it assists achievement of the sustainability objectives outlined below.

43. The Scoping Report (June 2014) has taken account of the objectives contained within the South Oxfordshire Sustainable Community Strategy (SOSCS) 2009 - 2026, the South Oxfordshire Corporate Plan - The Way Ahead 2012/2016 (SOCP), and the Oxfordshire 2030 Community Strategy (OCP), along with all other updated plans, policies, and programmes contained within the Scoping Report (June 2014).

Table 3 Sustainability Appraisal

Sustainability Objective	
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
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.
3	To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.
4	To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.
6	To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.
7	To conserve and enhance biodiversity
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.
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

Sustainability Objective	
	distinctiveness.
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.
11	To reduce the risk of, and damage from, flooding.
12	To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.
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 market towns and villages.
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 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.
16	To encourage the development of a buoyant, sustainable tourism sector.
17	Support community involvement in decisions affecting them and enable communities to provide local services and solutions.

44. 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, 7,13
Population	1,2,3,4,15,17
Human health	1,2,3,4
Soil	5,7,13
Water	5,8
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

45. 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.

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

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

47. 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.

STAGE B: DEVELOPING AND REFINING ALTERNATIVES AND ASSESSING EFFECTS

ISSUES AND SCOPE

48. 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

49. The Scoping Report April 2014 section 8 provides details of testing the plan objectives against the SA objectives.

B2 – Developing strategic alternatives

SUSTAINABILITY APPRAISAL OF THE ALTERNATIVE OPTIONS

50. What the SEA Directive says: “... *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)).*

51. The following alternative options have been tested against the SA Framework, the full appraisal matrices can be found in Appendix A of this SA Report. Table 5 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 -.

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

Table 5 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. 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>

S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
1	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	This option would require significant infrastructure development. Work with service providers.
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 being developed it may result in a negative impact.	Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs to be carefully implemented. A fresh approach to assessing the sustainability of settlements would be required
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	Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth

S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	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.	
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 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.	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. Ensure the new settlement can be linked by appropriate infrastructure, including public rights of way and cycle lanes.
7	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. 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.	Ensure biodiversity enhance schemes are implemented alongside additional housing development.

S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
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 the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>
8	<p>Major negative effects were identified for Option F. This option would result in a major incursion into the Oxford Green Belt.</p>	<p>A Landscape Capacity Assessment should be carried out to inform the site selection process</p>
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>	<p>A Landscape Capacity Assessment should be carried out to inform the site selection process</p>
9	<p>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.</p>	<p>The historic and archaeological environment constraints should be identified during the site selection process.</p>
10, 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 - 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 impacts are more serious they have the potential to become major negative impacts.</p> <p>Option C: Focusing all additional housing within</p>	<p>New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</p> <p>Carry out a Flood Risk Assessment and use sequential test approach.</p>

S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	<p>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 maximise the proportion of energy from decentralised and renewable sources, due to the population size. Minor negative effects.</p>	<p>New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</p> <p>Carry out a Flood Risk Assessment and use the sequential test approach.</p>
13	<p>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.</p>	N/A
14	<p>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.</p> <p>Minor negative effects only were identified for Option D and H, unlikely to add overall significant benefit to Science Vale area.</p>	<p>Continue to monitor future housing numbers.</p> <p>Ensure adequate infrastructure provision is available through other sources.</p>
15, 16	No Direct Impact	
17	The Council has involved the community in the	Continue to work with the local

S A Objectives	SA Summary of Key findings housing distribution options: A - H	Mitigating adverse effects / maximising beneficial effects
	decision making process	community and the Parish council.

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

53. Following the consultation of the Issues and Scope stage in June 2014 and the SA of the eight options considered above, the colour coded diagram below Figure 2 shows how aspects of the different options have been developed for this consultation, having considered the comments and the evidence gathered so far. Green shows the options which we think could still make a major contribution to planning for housing growth, amber shows those options which we think could contribute in part, and red shows the option we think should largely be discounted. At this stage we think that red option C represents the least appropriate distribution option.

Figure 2 Potential Options

Option A: The Core Strategy approach.

There are elements of the Core Strategy distribution that we think are appropriate to retain, such as the identification of the roles and character of different places: Didcot growth point, the market towns, larger villages, smaller villages and other villages.

Option C: All In Science Vale. We are unlikely to pursue this distribution strategy. We are already committed to high levels of growth in and around Didcot and we need to be sure that whatever we additionally plan will be sustainable and deliverable. There are also other places within South Oxfordshire which could benefit from taking some of the additional housing growth (for example, in terms of viability of shops and services), so we would not wish to restrict it to one part of the district.

Option E: Dispersal. This will not form a major part of the distribution of new homes, because spreading development too thinly would not deliver new infrastructure as effectively as the other options. However, allowing some housing in smaller settlements would help to meet local need and could support local services – these would be treated as windfall developments.

Option G: Raising densities. On its own this option is unlikely to deliver the number of additional homes that we are planning for. However, we will always seek to make the most efficient use of land. Some sites' character or location will make them more suited to higher density development.

Option B: Science Vale and 'sustainable settlements.'

This option strongly supports the vision we have set out. It is an evolution of 'Option A' which extends the housing focus of Science Vale beyond Didcot. It also makes clear that we are committed to protecting the most important natural and historic environments in South Oxfordshire; for example in the AONBs, the Green Belt and conservation areas.

Option D: All growth in a single new settlement.

This is unlikely to be the most appropriate way to deliver the identified need for housing in South Oxfordshire or the best way to support communities across the district. However, a new settlement could be a reasonable alternative to consider to plan for the unmet housing need from Oxford City.

Option F: Next to neighbouring major urban areas.

As with 'Option D', this is not likely to be the most appropriate way deliver the new homes required for South Oxfordshire. However, it could help accommodate unmet need from Oxford.

Option H: locating development in settlements where it could help fund projects.

This option would not meet our housing need on its own. However, we will continue to work with communities, especially through neighbourhood planning, to identify places where housing growth could help to deliver local infrastructure projects.

- Many elements of this option still considered appropriate
- Some elements of this option still considered appropriate
- Few elements of this option still considered appropriate

HOW MANY NEW HOMES

54. The SHMA identifies 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.
55. We have already made provision for around 11,400 homes through allocations in our adopted Core Strategy and more recent planning permissions and commitments, including a 660 home allowance for potential windfall developments in future years.⁶ Based on the SHMA evidence, to meet our own housing need we will therefore need to plan for between 3,100 and 5,100 additional new homes over the 2011—2031 period.
56. 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.
57. 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 of this SA Report. Table 6 summarises the key issues identified.

Options

- a) Additional housing figures on top of current Core Strategy: 3100
- b) Additional housing figures on top of current Core Strategy: 3600
- c) Additional housing figures on top of current Core Strategy: 5100

⁶ This includes provision in residential care homes ("C2 uses") and permitted development changes from employment "B uses" and retail "A uses" to housing.

Table 6 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 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 through development to ensure secure design principles. Minor positive effects for all options .	Ensure that development is designed to reduce 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 all options .	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 all options .	Ensure housing is located with good access to amenities and supports social cohesion.
5	Providing less housing is likely to result in less impact on the environment. Therefore Option C is likely to lead to further negative effects. In the short term noise pollution may increase during the construction phase. There is likely to be an increase in car borne traffic locally. Any reduction in greenfield land may result in pollution from surface run-off. Minor negative effects identified for all options .	Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS. Consider sustainable transport accessibility when deciding locations for new housing.
5, 6	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.	Mitigation Ensure good urban design principles are implemented to create

SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	<p>Option C is for the highest amount of housing and therefore the negative effects will be greater on the environment.</p> <p>Minor negative effects identified for all options.</p>	<p>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>
7	<p>It is the distribution and location of new housing that will determine the impact upon biodiversity.</p> <p>Minor negative effects identified for Option A and Option B</p> <p>Option C is 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 the Habitats Regulation Assessment Screening is undertaken.</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>Option C is for the highest amount of additional housing and therefore the negative effects will</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 impact</p>

SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	<p>be greater.</p> <p>Minor negative effects identified for all options.</p>	the AONB.
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>Option C is for the highest amount of additional housing and therefore the negative effects will be greater.</p> <p>Minor negative effects identified for all options.</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 all options.</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 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	The development of new housing, will lead to construction and demolition waste being	The Site Waste Management Plans

SA Objectives	SA Summary of Key findings for potential Additional Housing figures	Mitigating adverse effects/maximising beneficial effects
	produced. Minor negative effects identified for all options .	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	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

58. 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 cannot 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.

59. We are working with the other Oxfordshire councils to identify the scale of this “unmet need”, and potential options and infrastructure requirements to meet it. Many of you suggested that the City should be making effective use of its land resources, and as part of this work we will be re-examining the housing within

Oxford.⁷ There may be a number of options developed from this work and as they are developed they will be subject to the SA process, this information will be included in any future SA Reports.

HOW MUCH DEVELOPMENT WHERE?

60. Government guidance indicates that we should plan for our Objectively Assessed Need (OAN) for housing. Following further evidence base studies including SA of the amount of additional housing required, we believe that planning for a further 3,600 homes will help provide the extra housing needed to support our business community and its plans for economic growth.
61. In the next section, the SA assesses how best to plan for the additional housing growth in South Oxfordshire between three broad areas.
62. 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 of this SA Report. Table 7 summarises the key issues identified.
- a) Science Vale area in South Oxfordshire
 - b) the market towns and larger villages, and
 - c) the smaller villages.

Table 7 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</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>

⁷ Unlocking the Potential of Oxford, Cundall's report December 2014, www.southoxon.gov.uk/evidence

SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<p>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>	
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 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>	<p>Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs to be carefully implemented.</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 were noted additional development may help to maintain</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>

SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<p>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 occasional services, resulting in Minor negative effects.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</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 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 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>Ensure the Habitats Regulation Assessment Screening is undertaken to identify</p>

SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<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 effects on SAC's.</p>	<p>appropriate areas for additional housing.</p> <p>Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p>
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>	<p>A landscape Capacity Assessment should be carried out to inform the site selection process.</p>
9	<p>All Options minor negative effects identified. Additional housing may have a detrimental impact the on historic environment and local distinctiveness.</p>	<p>The historic and archaeological environment constraints should be identified during the site selection process.</p>
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 SUDS will be incorporated into all new developments, this will be beneficial to climate change adaptation.</p>	<p>New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</p>
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</p>	<p>Use sequential test approach.</p>

SA Objectives	SA Summary of Key findings for potential distribution of Housing	Mitigating adverse effects/maximising beneficial effects
	<p>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>	
12	No direct Impact identified	
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 market 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.

LARGER VILLAGES ALTERNATIVE SITES ASSESSED

63. The Core Strategy allocated 1,154 homes to the Larger Villages. In July 2013 we consulted on how this number should be split between the villages. The final split, agreed by our councillors in September 2013, planned for growth based on the existing size of each village, except at Wheatley where the Green Belt forms a strong constraint. Communities in a number of these villages - Berinsfield, Chalgrove, Sonning Common, Watlington and Woodcote - have chosen to prepare neighbourhood plans which will identify the sites where new homes should be built (Woodcote's Neighbourhood Plan is now completed).
64. In the larger villages of Benson, Cholsey, Chinnor, Crowmarsh Gifford, Goring and Nettlebed the sites chosen for new homes will be allocated in the Local Plan 2031. We have already done some work with these communities and with service providers to understand their views about where new homes should be built and what other services and facilities may be required to support additional housing.
65. The following alternative sites have been tested against the SA Framework, the full appraisal matrices can be found in Appendix A of this SA Report. Table 8, Table 9, Table 10, Table 11, Table 12 and Table 13 summarise the key issues identified.

BENSON

66. Sites for at least 125 new homes need to be found in Benson. In looking for suitable land we have not found any brownfield sites which may be available for re-use so we have looked at all the land around the edge of the village. Our Strategic Housing Land Availability Assessment⁸ shows sites we have identified and provides a summary of their potential, Figure 3 below shows these sites.
67. Following a more detailed assessment and consultation with the community and infrastructure providers a number of sites were not taken forward to the SA process. Please see the South Oxfordshire Local Plan 2031 Refined Options February 2015⁹ for further detail.

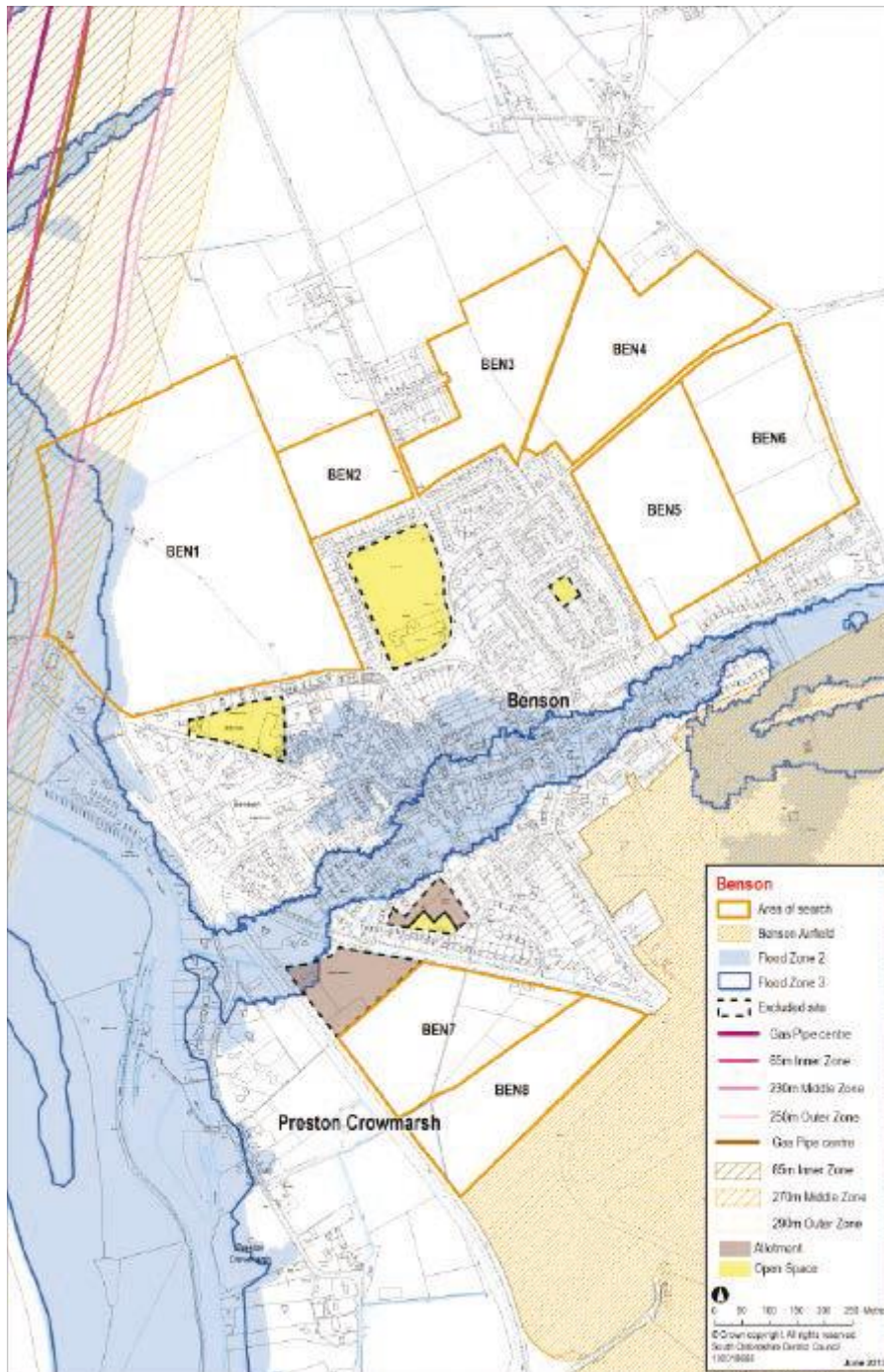
⁸ www.southoxon.gov.uk/shlaa

⁹ South Oxfordshire Local Plan 2031 Refined Options Stage Two of the Process February 2015

Bensons Sites subject to the SA process

68. The sites within Benson Village which have been subject to the Sustainability Appraisal process are: BEN 1, BEN 2, BEN 3, BEN 4, BEN5, BEN7, BEN, 8. Please see the exact location of each site on Figure 3 Bensons Sites below.

Figure 3 Bensons Sites



69. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 8 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

Table 8 SA Summary of Key findings Benson Village

SA Objectives	SA Summary of Key findings Benson Village	Mitigating adverse effects/maximising beneficial effects
1, 2	Housing development of any of the sites considered will have a major positive effect to provide the required housing need. New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles, which will have a minor positive effect .	Ensure that development is designed to reduce crime and the fear of crime. Ensure good urban design principles are implemented. Ensure affordable housing is provided.
4	Sites BEN 7 and BEN 8 propose a higher risk to any future residents due to the location beneath the take-off and approach area for RAF Benson, thus leading to minor negative effect .	Work with RAF Benson to consider and reduce any safety concerns related to BEN 7 and BEN 8 .
3, 4	Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, therefore minor positive and minor negative effects were noted for all sites .	Ensure good urban design principles are implemented to create good access to Benson Village.
4	Major negative effects have been identified for sites with regard to noise from aircraft at BEN 7 and BEN 8 , all other sites minor negative effects are possible. The noise from aircraft can have a negative effect on people's health and well-being.	Carry out an acoustic study to inform site selection and mitigation required. Work with RAF Benson to ensure safety concerns are resolved.
4	There are allotments in the village within easy access of all sites , access to allotments can have minor positive effects on people's health and well-being.	Ensure the allotments and PROW are protected.

SA Objectives	SA Summary of Key findings Benson Village	Mitigating adverse effects/maximising beneficial effects
5	In the short term noise pollution may increase during the construction phase, leading to a minor negative effect for all sites assessed.	Ensure phasing of development occurs to reduce noise impacts.
5	All sites are greenfield land and in the long term, this may result in pollution from surface run-off, leading to a minor negative effects for all sites assessed.	Encourage the use of permeable surfaces and SUDS.
6	The A4074 is adjacent to all the proposed sites, buses run every half an hour to Oxford, Reading and Wallingford, minor positive effects where noted.	Work with infrastructure providers to identify where an increase in sustainable modes of transport is required.
6	Benson Village does not have a train station, therefore minor negative effects where identified with regard to transport, travel choice, accessibility and reducing the need to travel by car. All options	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. Ensure the ETI results inform the decision making process.
6	Walking distance to the village is no more than 10 minutes for all sites , however BEN 2 is closer to the bus stops, approx. 5 minutes away, therefore minor positive effects were identified. The northern section of BEN1 does not have good access to the village, therefore additional minor negative effects are noted.	Ensure good urban design principles are implemented to create good access to Benson Village.
6	The nearest secondary school is in Wallingford and cycling to Wallingford is approx. 20 minutes.	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.
7	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. Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental	Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.

SA Objectives	SA Summary of Key findings Benson Village	Mitigating adverse effects/maximising beneficial effects
	effects on SAC's. Therefore the results are uncertain until a Habitats Regulation Assessment has been carried out to assess the impacts on these.	
7	Possible minor negative effects have been identified for BEN1 . A BAP Phase 1 survey has been carried out and identified legally protected Eurasian Badger present on site and willow trees approximately 10 metres tall on the western boundary and low hedging on all other boundaries of the site.	Ensure protection of protected species through-out all development phases.
7	Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc, therefore minor positive effects were identified for all sites.	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.
7	Mature hedging has been noted on the following site boundaries BEN: 5, 6, 7 and 8 any removal of these would result in short and long term minor negative effects . Hedgerows provide habitats for a range of species.	Ensure all hedging is protected, through-out all development phases.
8	None of the sites are within the Green Belt or the Chilterns AONB, however all sites are within the setting of the North Wessex Downs AONB, therefore potential minor negative effects have been noted. The LCA has recommended that the following sites should be reduced in size to reduce the potential impacts: BEN 1, 2, 3, 5 and 6 .	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.
8	The LCA recommended that BEN 7 and 8 could potentially be considered as whole sites for development depending on implementation.	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.
8	All sites have been classified as Grade 2 Agricultural Land Classification, which are referred to as 'Best and Most Versatile' land; therefore development of any of these sites may result in minor negative effects .	Considers ways to mitigate the loss of good quality agriculture land.

SA Objectives	SA Summary of Key findings Benson Village	Mitigating adverse effects/maximising beneficial effects
9	Archaeological restraints have been identified at BEN 7 & 8 resulting in potential major negative effects .	Potential major effects may not prevent development, it may be possible to mitigate effects. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.
9	BEN 1 forms part of the setting of the Benson Conservation Area to which it is adjacent, therefore potential major negative effects have been identified.	Potential major effects may not prevent development, it may be possible to mitigate effects. In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
9	BEN 2, 3, 5 and 6 have scored minor negative effects , although no cultural or historical interests have been identified, development of the sites may affect the character of the area.	In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
10	Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, however it is assumed that sustainable design principles will be implemented. New development offers the opportunity to implement sustainable design principles which may result in minor positive effects .	Promote sustainable building practices which conserve energy, water resources and materials. Continue to work with Thames water to ensure water and sewage capacity is maintained.
11	BEN1 is approximately 5.9 hectares, however the western part of site is within flood zone 2 and 3, any development will result in major negative effects .	Avoid development in flood zones, carry out a FRA to inform decision making.
12	The development of new housing will lead to construction and demolition waste being produced, this may result in minor 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 and could be considered.

SA Objectives	SA Summary of Key findings Benson Village	Mitigating adverse effects/maximising beneficial effects
13	Additional housing will increase the population and maintain and enhance the rural economy, which will result in minor positive effects .	Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.
14, 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.

Chinnor

70. We need to find sites for at least 160 new homes in Chinnor. In looking for suitable land we have considered whether there are existing brownfield sites which may be available for re-use and all the land around the edge of the village. Our Strategic Housing Land Availability Assessment¹⁰ shows sites we have identified and provides a summary of their potential, Figure 4 below shows these sites.

71. Following a more detailed assessment and consultation with the community and infrastructure providers a number of sites were not taken forward to the SA process. Please see the South Oxfordshire Local Plan 2031 Refined Options document¹¹ for further detail.

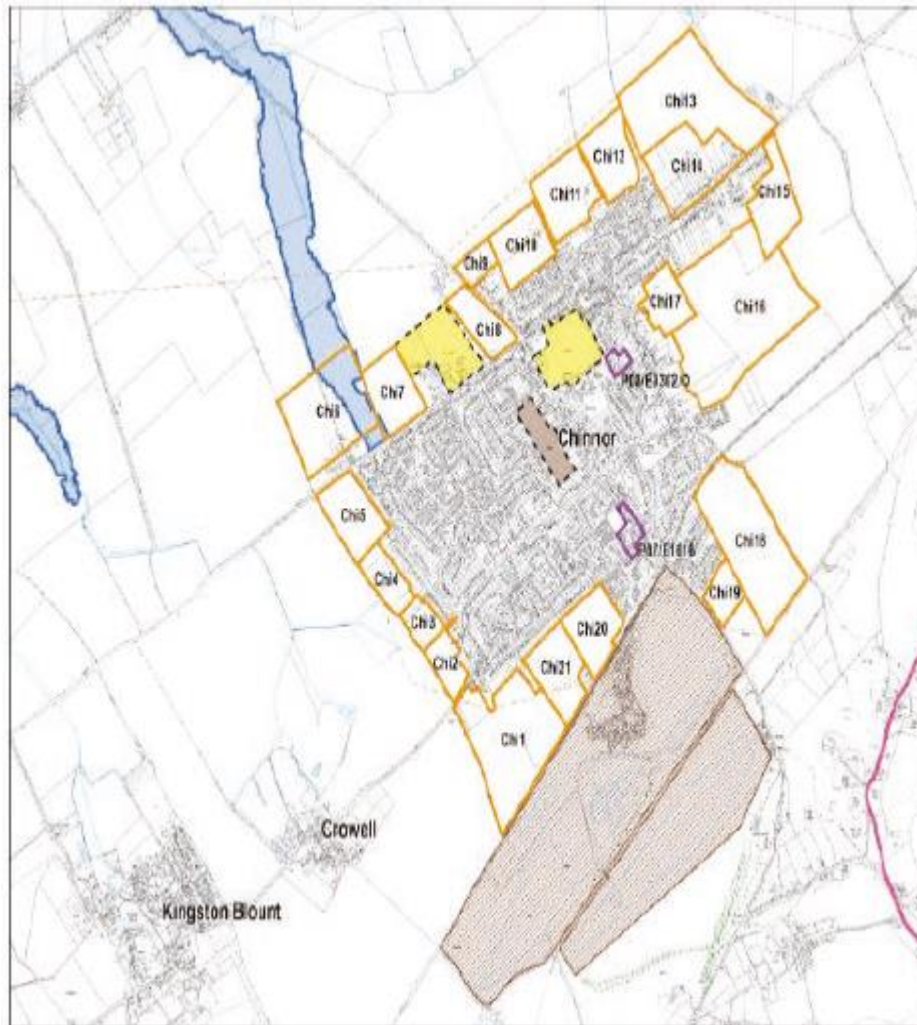
Chinnor Sites subject to the SA process

72. The sites within Chinnor Village which have been tested against the SA Framework: CHI 1, CHI 7, CHI 8, CHI 14, CHI 20, CHI 21. Please see the exact location of each site on Figure 3 Bensons Sitesbelow.

¹⁰ www.southoxon.gov.uk/shlaa

¹¹ South Oxfordshire Local Plan 2031 Refined Options Stage Two of the Process February 2015

Figure 4 Chinnor Sites



73. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 9 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

Table 9 SA Summary of Key findings Chinnor Village

SA Objectives	SA Summary of Key findings Chinnor Village	Mitigating adverse effects/maximising beneficial effects
1, 2	<p>Housing development of any of the sites considered will have a major positive effect to provide the required housing need.</p> <p>Any new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles, which will have a major positive effect.</p>	<p>Ensure that development is designed to reduce crime and the fear of crime.</p> <p>Ensure good urban design principles are implemented.</p> <p>Ensure affordable housing is provided.</p>
3, 4	<p>There are allotments in the village within easy access of all sites, access to allotments can have minor positive effects on people's health and well-being. Residents suggested that allotments and play parks would be required to support population growth.</p>	<p>Residents suggested that allotments and play parks would be required to support population growth.</p>
4	<p>All sites scored positive effects with regard to health, well-being and community cohesion. CHI 7 and 8 are both infill sites into the existing village adjacent to the school. This provides opportunity for community cohesion with major positive effects identified.</p>	N/A
4	<p>CHI 1 The site is predominantly rural in character but some localised intrusion of main roads (including M40/A40), overhead power lines; potential minor negative effects identified.</p>	<p>Ensure that any safety issues with the overhead power lines are resolved.</p> <p>Consider mitigating noise associated with M40/A40.</p> <p>Ensure the ETI results inform the decision making process.</p>
5	<p>In the short term noise pollution may increase during the construction phase, leading to a minor negative effects for all sites assessed.</p>	<p>Ensure phasing of development occurs to reduce noise impacts.</p>
4, 5	<p>The increase in population may reduce tranquillity overall for all residents, resulting in possible minor negative effects.</p>	<p>Incorporate good urban design principles to mitigate loss of tranquillity.</p>
3, 4, 6	<p>Positive effects were identified for all sites due the proximity to the two primary schools, and the village facilities including the doctor's surgery, overall minor positive effects.</p>	
6	<p>CHI 8 There is an outstanding planning application for the site which includes suggestions for transport improvements. This</p>	<p>Work with infrastructure providers to ensure safety concerns are resolved.</p>

SA Objectives	SA Summary of Key findings Chinnor Village	Mitigating adverse effects/maximising beneficial effects
	site provides the opportunity to improve the road junction at the corner (this is particularly difficult for large vehicles at the moment so improvement is seen as a significant benefit); minor positive effects.	Ensure the ETI results inform the decision making process.
7	CHI 1 The south-eastern boundary is a mature hedgerow which separates the site from the proposed wildlife area on the former Quarry. A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider ecological area are unknown. Potential minor negative effects.	Carry out a BAP phase 1 survey. A substantial Green Infrastructure link and landscape buffer should be created between the quarry wildlife area and the area of pasture.
7	CHI 20 and 21 no ecological constraints identified. A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider ecological area are unknown. Potential minor negative effects.	Carry out a BAP phase 1 survey.
7	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. Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Therefore the results are uncertain until a Habitats Regulation Assessment has been carried out to assess the impacts on these designated sites.	Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.
8	CHI 1 does not lie within a Green belt or an AONB but is only 360m from the Chilterns AONB escarpment and is part of the open flat rural landscape that forms the setting to the AONB. The LCA recommended that only part of this site is considered further on landscape and visual grounds. Potential minor negative effects.	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites
8	CHI 7, 8, 20, 21 do not lie within a Green belt or an AONB minor positive effects.	
8	CHI 1 and 7 Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land. minor negative effects	Considers ways to mitigate the loss of good quality agriculture land.

SA Objectives	SA Summary of Key findings Chinnor Village	Mitigating adverse effects/maximising beneficial effects
5	All sites are greenfield land and in the long term, this may result in pollution from surface run-off, leading to a minor negative effects for all sites assessed.	Encourage the use of permeable surfaces and SUDS.
7	Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc, therefore minor positive effects were identified for all sites.	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.
9	CHI 7, 8, 20, 21 no historic environment or archaeological constraints have been identified minor positive effects . CHI1 minor negative effects were identified, site is a small enclosed field is part of pattern of pasture fields forming historic setting to Oakley Conservation Area.	With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
10	Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, however it is assumed that sustainable design principles will be implemented. New development offers the opportunity to implement sustainable design principles which may result in minor positive effects .	Promote sustainable building practices which conserve energy, water resources and materials.
11	No sites are within a floodplain, proposed enhancement schemes will result in minor positive effects .	N/A
12	The development of new housing, will lead to construction and demolition waste being produced, this may result in minor 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

SA Objectives	SA Summary of Key findings Chinnor Village	Mitigating adverse effects/maximising beneficial effects
		practice and could be considered.
13	Additional housing will increase the population and maintain and enhance the rural economy, which will result in minor positive effects .	Encourage local work force and on the job skill training through-out 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.
14, 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.

Cholsey

74. We need to find sites for at least 128 new homes in Cholsey. In looking for suitable land we have considered whether there are existing brownfield sites which may be available for re-use and all the land around the edge of the village. Our Strategic Housing Land Availability Assessment¹² shows sites we have identified and provides a summary of their potential, Figure 5 below shows these sites.

75. Following a more detailed assessment and consultation with the community and infrastructure providers a number of sites were not taken forward to the SA process. Please see the South Oxfordshire Local Plan 2031 Refined Options document¹³ for further detail.

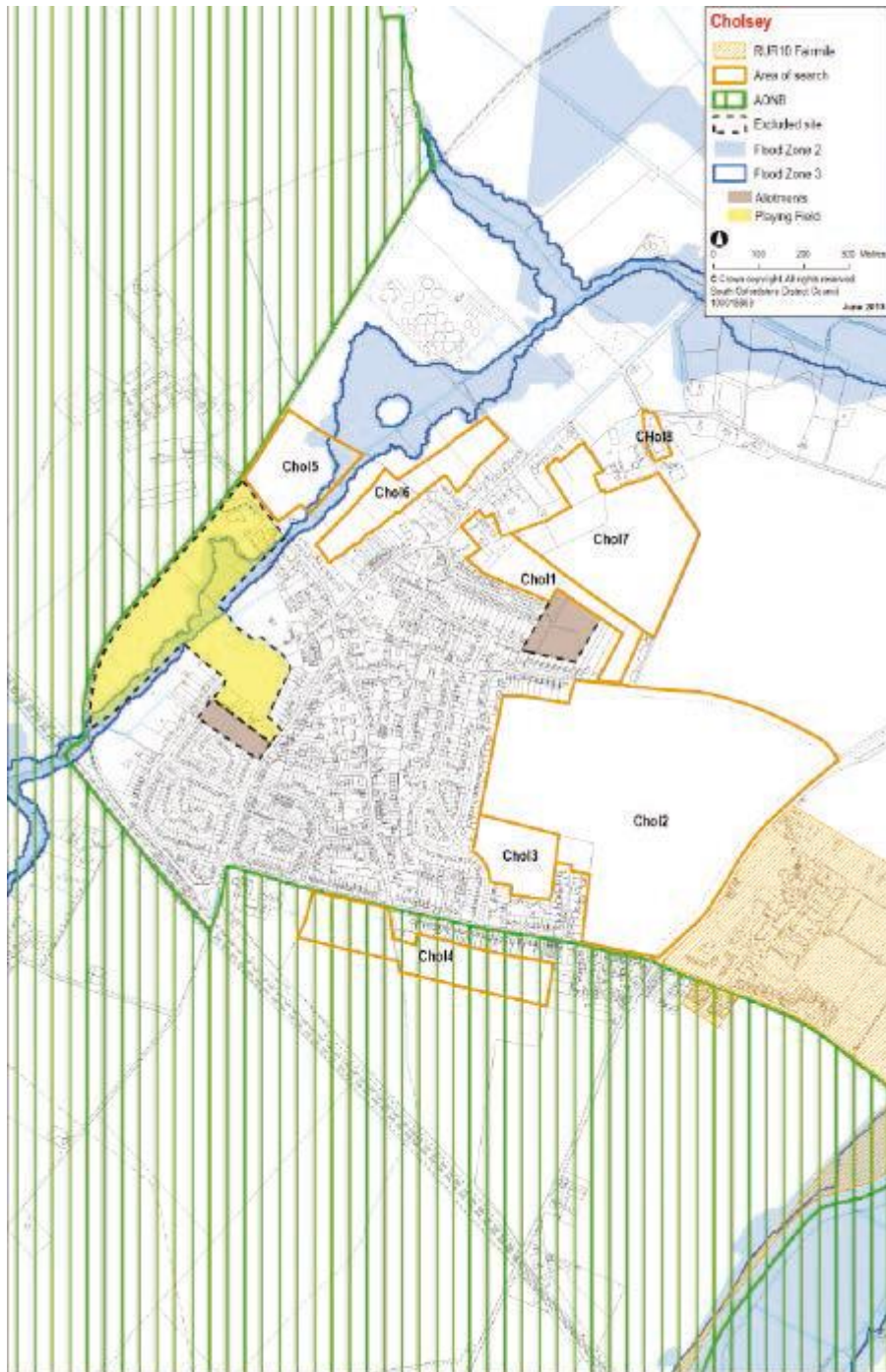
Sites subject to the SA process

76. The sites within Cholsey Village which have been tested against the SA Framework are: CHOL 1, CHOL 2, CHOL 3, CHOL 7 and CHOL 8. Please see the exact location of each site on Figure 5 below.

¹² www.southoxon.gov.uk/shlaa

¹³ South Oxfordshire Local Plan 2031 Refined Options Stage Two of the Process February 2015

Figure 5 Cholsey Sites



77. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 10 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

Table 10 SA Summary of Key findings Cholsey Village

SA Objectives	SA Summary of Key findings Cholsey Village	Mitigating adverse effects/maximising beneficial effects
1, 2	<p>Housing development of any of the sites considered will have a major positive effect to provide the required housing need.</p> <p>Any new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles, which will have a major positive effect.</p>	<p>Ensure that development is designed to reduce crime and the fear of crime.</p> <p>Ensure good urban design principles are implemented.</p> <p>Ensure affordable housing is provided.</p>
3	<p>Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, therefore minor positive effects and minor negative effects were noted for all sites.</p>	<p>Ensure the allotments are protected, potential for extending the allotment northwards or providing a community orchard on this land.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p>
3, 4	<p>There are allotments in the village within easy access of all sites, access to allotments can have minor positive effects on people's health and well-being. The village, however has no doctors' surgery or dentist. The nearest doctors and dentist surgery is approx. 2 miles away, resulting in a minor negative effect. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford, this will have a minor positive effect to all residents.</p>	<p>Residents suggested that allotments and play parks would be required to support population growth.</p> <p>Ensure good urban design principles are implemented to create good access to Cholsey Village.</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>
4	<p>CHOL 2 offers the potential to improve community cohesion between the existing village and the new housing community Cholsey Meadows at the converted Fair Mail Hospital minor positive effect to all residents.</p>	<p>Could consider providing garden extensions to homes in Rothwells Close to mitigate the impact of new development.</p>
3, 4	<p>CHOL 1 is located reasonably close to the centre of the village, which would promote accessibility to village facilities and support social cohesion, minor positive effect to all residents.</p>	N/A
4	<p>CHOL 7 The site has a rural character</p>	<p>Ensure good urban design principles are</p>

SA Objectives	SA Summary of Key findings Cholsey Village	Mitigating adverse effects/maximising beneficial effects
	with few detracting influences; the site is sloped, social cohesion with the rest of the village may be difficult due to the location on far edge of village, leading to a minor negative effect .	implemented to create good access to Cholsey Village.
4	CHOL 8 has a rural character with few detracting influences; pedestrian access from the village is a 15 – 20 minute walk up a hill to the top edge of the village. Social cohesion with the rest of the village may be difficult due to the location leading to a minor negative effect .	Ensure good urban design principles are implemented to create good access to Cholsey Village.
5	In the short term noise pollution may increase during the construction phase, leading to a minor negative effect for all sites assessed.	Ensure phasing of development occurs to reduce noise impacts.
5	CHOL 8 The site is brownfield land and is considered Grade 4 (poor quality) agricultural land, use of this site would result in a minor positive effects compared to use of a greenfield site	N/A
3, 4, 6	All sites are 10 minutes' walk from the primary school resulting in a minor positive effects . The school has been recently expanded to 1.5 form entry and the 128 homes planned for Cholsey is likely to require further expansion to 2 form entry (i.e. 2 classes per year group) for which there is space.	N/A
6	All sites are no more than 10 minutes from bus stops, buses to Reading and Oxford leave from Cholsey village leaving every 30 minutes resulting in a minor positive effects .	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.
6	CHOL 8 is a 15 – 20 minute walk up a hill to the top edge of the village and it is 20 minute walk to the train station. Potential minor negative effects , distance and topography could deter people from walking and result in further car dependency.	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. Ensure the ETI results inform the decision making process.
7	CHOL 1, CHOL 3 and CHOL 8 no significant biodiversity constraints have been identified. Part of the northern area of CHOL 7 is in separate ownership and	Carry out a BAP phase 1 survey for all sites. Ensure protection of protected species through-out all development phases.

SA Objectives	SA Summary of Key findings Cholsey Village	Mitigating adverse effects/maximising beneficial effects
	<p>is managed as a private nature reserve area; the owner has stated that this would not be available for development. To the north of the site there are 2 ponds, there is potential for protected species to inhabit the site for example: Great Crested Newts. Development here could have minor negative effects. BAP Phase1 recorded: Deciduous woodland in North of the site. CHOL 2 is mostly arable or former arable field with broad woodland belts along East and North boundaries. Woodland belts are covered by TPO's, any harm to the TPO's would result in a minor negative effects.</p>	
7	<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. Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Therefore the results are uncertain until a Habitats Regulation Assessment has been carried out to assess the impacts on these.</p>	<p>Ensure the Habitats Regulation Assessment Screening is undertaken</p>
8	<p>None of the sites are within the AONB, however the LCA recommended that only part of CHOL 1, CHOL 2 and CHOL 7 be considered further on landscape and visual grounds, due to their setting. Therefore minor negative effects would occur.</p>	<p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.</p> <p>Encourage key management and enhancement schemes to protect the landscape character</p>
8	<p>The LCA recommended that the whole of the CHOL 3 and CHOL 8 could be considered further for housing, Therefore minor positive effects are likely compared to the other sites assessed.</p>	<p>A full detailed landscape and visual impact assessment may be required to inform the final capacity of the sites.</p>
8	<p>CHOL 8 Agricultural Land Classification: Grade 4 poor quality, using this land will have minor positive effects compared to the other sites assessed, which were classified as Grade 2 which are referred to as 'Best and Most Versatile' land overall minor negative effect of</p>	<p>Considers ways to mitigate the loss of good quality agriculture land</p>

SA Objectives	SA Summary of Key findings Cholsey Village	Mitigating adverse effects/maximising beneficial effects
	development.	
8	All sites are greenfield land and in the long term, this may result in pollution from surface run-off, leading to a minor negative effect for all sites assessed.	Encourage the use of permeable surfaces and SUDS.
7, 8	Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc, therefore minor positive effects were identified for all sites.	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.
9	CHOL 1, CHOL 2 and CHOL 3 no historic environment or archaeological constraints have been identified, minor positive effects archaeological constraints effects uncertain. Minor negative effects CHOL 7 and CHOL 8 the sites form part of the wider setting of the Grade II listed Blackall's Farm. Archaeological restraints are unknown, however there is evidence of historic links with landscape around Baker's Farm north of Caps Lane and properties to the east, south of Caps Lane.	With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
10	Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, however it is assumed that sustainable design principles will be implemented. New development offers the opportunity to implement sustainable design principles which may result in minor positive effects .	Promote sustainable building practices which conserve energy, water resources and materials. Continue to work with Thames Water to ensure water and sewage capacity is maintained.
11	No sites are within a floodplain, proposed enhancement schemes will result in minor positive effects .	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.
12	The development of new housing will lead to construction and demolition waste being produced, this may result in minor 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 and could be considered.
13	Additional housing will increase the	Encourage local work force and on the

SA Objectives	SA Summary of Key findings Cholsey Village	Mitigating adverse effects/maximising beneficial effects
	population and maintain and enhance the rural economy, which will result in minor positive effects .	job skill training through-out 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.
14, 15, 16	No direct impact	
17	<p>The Council has involved the community in the decision making process and listened to suggestions e.g. to expand the allotments northwards, avoid creating a through route for vehicles, and assist with garden extensions for residents of Rothwell Close. CHOL 1. Major positive effects.</p> <p>The Council has involved the community in the decision making process and understood the wish to improve cohesion with Cholsey Meadows and the opportunity to provide better cycle and pedestrian links using CHOL 2. Major positive effects.</p>	Continue to work with the local community and the Parish council.

Crowmarsh Gifford

78. We need to find sites for at least 48 new homes in Crowmarsh Gifford. In looking for suitable land we have considered whether there are existing brownfield sites which may be available for re-use and all the land around the edge of the village. Our Strategic Housing Land Availability Assessment¹⁴ shows sites we have identified and provides a summary of their potential, Figure 5 below shows these sites.

79. Following a more detailed assessment and consultation with the community and infrastructure providers a number of sites were not taken forward to the SA process. Please see the South Oxfordshire Local Plan 2031 Refined Options document¹⁵ for further detail.

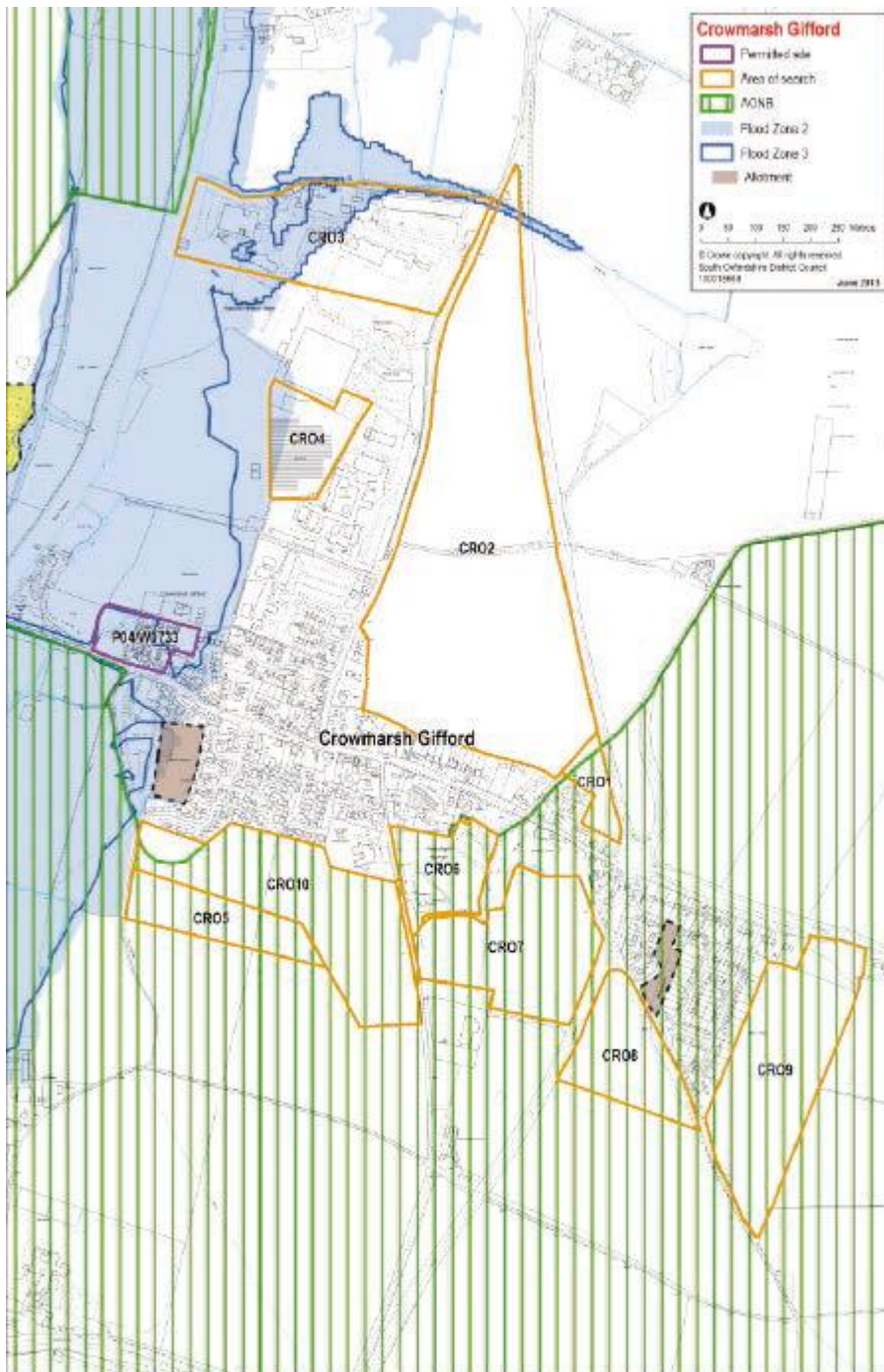
Crowmarsh Gifford Sites subject to the SA process

¹⁴ www.southoxon.gov/shlaa

¹⁵ South Oxfordshire Local Plan 2031 Refined Options Stage Two of the Process February 2015

80. The sites within Crowmarsh Gifford Village which have been tested against the SA Framework are: CRO 1, CRO 2, CRO 3, CRO 4, CRO 6, CRO 7 and CRO 10. Please see the exact location of each site on Figure 6 below.

Figure 6 Crowmarsh Gifford Sites



81. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 11 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

Table 11 SA Summary of Key findings Crowmarsh Gifford Village

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
1, 2	<p>Housing development of any of the sites considered will have a major positive effect to provide the required housing need.</p> <p>Any new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles, which will have a major positive effect.</p>	<p>Ensure that development is designed to reduce crime and the fear of crime.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p> <p>Ensure affordable housing is provided.</p>
3	<p>Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, therefore minor positive effects and minor negative effects were noted for all sites.</p>	<p>Ensure improvements to service provision commensurate with any increases in population.</p>
3, 4	<p>There are allotments in the village within easy access of all sites, access to allotments can have minor positive effects on people's health and well-being, however minor negative effects were also noted the village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services in Wallingford. 20 minutes' walk. Cycling would take approx. 10 minutes.</p>	<p>Ensure good urban design principles are implemented to create good access to Crowmarsh Gifford Village.</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>
3, 4	<p>CRO2 is a large site, the north end is well beyond the village boundary. Minor negative effects identified due to possible lack of community cohesion in the long term.</p> <p>CRO3 and CRO4 are located on a business park to the north of the village boundary and development here may not promote social cohesion, the business park and has a poor relationship with Crowmarsh Gifford village, resulting in minor negative effects.</p> <p>CRO7 is on the southern edge of Crowmarsh Gifford, with no footpath to the village minor negative effects noted.</p>	<p>Ensure good urban design principles are implemented to create good access to Crowmarsh Gifford Village.</p>
3, 4	<p>CRO1, CRO 6 and CRO 10 are located on the edge of the village boundary, easy walking distance to allotments and other village facilities including a</p>	

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
	community / village hall resulting in minor positive effects .	
4	CRO 1 and CRO 2 sites are adjacent to the A4074 with associated road noise, resulting in minor negative effects noted.	Mitigate noise impacts from road.
4, 5, 6	In the short term noise pollution may increase during the construction phase, leading to a minor negative effect for all sites assessed. The increase in population may reduce tranquillity overall for all residents and an increase in car borne traffic locally in the long term, resulting in possible minor negative effects .	Ensure phasing of development occurs to reduce noise impacts. Ensure the ETI results inform the decision making process.
5	CRO3 and CRO4 both sites are brownfield land, resulting in minor positive effects over the use of greenfield land. CRO6 is part brownfield land.	Encourage the use of permeable surfaces and SUDS.
6	There is no train station in the village; nearest train station is Cholsey approx. 3.5 miles. Potential minor negative effects .	Ensure good urban design principles are implemented to create good access to Crowmarsh Gifford Village. 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.
6	CRO1, CRO6, CRO 7, CRO 10 are approx. 7 minutes' walk from the nearest primary school CRO4 is 10 minutes' walk resulting in minor positive effects . Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this.	
5, 6	CRO3 and CRO4 are located approx. 10 minutes' walk from the nearest primary school, the distance may result in more local traffic resulting in minor negative effects . Community consultation has indicated that the junction at Cox's Lane/A4074 needs improving.	Ensure good urban design principles are implemented to create good access to Crowmarsh Gifford Village. 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.

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
7	<p>CRO2, CRO4, CRO6, CRO7 have TPO's within the site/site boundary, any impact on these will result in minor negative effects. CRO1 has not had a BAP Phase 1 survey, however TPO's may be present on the site boundary.</p> <p>CRO2 BAP Phase 1 survey recorded the following: Deciduous woodland across the road to North West, Barn Owls & Adders on North of site. Evidence of badgers. Disturbance may lead to minor negative effects.</p> <p>CRO3 Part of the site is within a parkland area with habitats suitable for a number of protected of protected species. Disturbance may lead to minor negative effects.</p> <p>CRO4 BAP Phase 1 survey recorded the following: Osprey on West of site. Disturbance may lead to minor negative effects.</p> <p>CRO6 Small area of woodland in centre of site, Potential bat activity within trees on site. BAP Phase 1 survey recorded the following: Borders deciduous woodland to East, Disturbance may lead to minor negative effects.</p> <p>CRO7 BAP Phase 1 survey recorded the following: Deciduous woodland west. Potential bat activity within trees on site. Disturbance may lead to minor negative effects.</p> <p>CRO10 No BAP Surveys carried out. Potential bat activity within trees on site. Disturbance may lead to minor negative effects.</p>	<p>Ensure a buffer zone is provided to protect the TPO'S on the site.</p> <p>Ensure a 25 metre buffer zone is provided for Watery Lane on western side of the site.</p> <p>Carry out a BAP phase 1 survey.</p> <p>Ensure no impact to protected species throughout all development phases.</p>
7	<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. Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Therefore the results are uncertain until a Habitats Regulation Assessment has been carried out to assess the impacts on these.</p>	<p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>
7	<p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer</p>	<p>Encourage green infrastructure and biodiversity enhancement</p>

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
	zones etc, therefore minor positive effects were identified for all sites.	schemes; these are also beneficial to flood prevention and resilience to climate change.
8	The majority of CRO1 lies within the western edge of the Chilterns AONB. The North Wessex Downs AONB lies some 1.2km to the north-west. The LCA states: It is unlikely that developing the site would harm the Chilterns AONB as the site is visually and physically separated from the wider AONB by the A4074 and the existing settlement, however until a full LVIA has been undertaken potential minor negative effects have been noted.	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.
8	Site CRO2 lies adjacent to the western edge of the Chilterns AONB. The North Wessex Downs AONB lies some 1.2km to the north-west. The capacity of the site is constrained by the poor relationship of the eastern section of site with Crowmarsh Gifford and the strong links with the wider countryside and the possible harm to the Chilterns AONB, therefore major negative effects are possible. Site CRO7 lies within the Chilterns AONB. The capacity of the site is constrained by the potential impact on the Chilterns AONB, and the links between the site and the wider countryside to the east. Therefore major negative effects are possible.	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites, mitigation may not be possible.
8	<p>Site CRO3 lies within the setting of the North Wessex Downs AONB and the Chilterns AONB lies some 1km to the south east. The Wallingford Conservation Area appraisal states that the green open spaces on the eastern bank of the Thames are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside.</p> <p>Site CRO4 lies within the setting of the North Wessex Downs AONB and the Chilterns AONB lies some 0.75km to the south. It is recommended that only part of this site is considered further on landscape and visual grounds minor negative effects noted.</p> <p>Site CRO6 lies largely within the Chilterns AONB with just a small section in the north of the site that is not within the AONB boundary. The LCA recommended that all of this site is considered further.</p> <p>Site CRO10 lies almost entirely within the Chilterns AONB. The capacity of the site is constrained by the potential impact on the Chilterns AONB, Ridgeway</p>	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites, mitigation may not be possible.

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
	path, Thames Path and the Wallingford Conservation Area setting. The LCA recommends that part of the site could be developed, therefore the site scored a potential minor negative effect until further work is carried out.	
8	All sites: Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land, minor negative effect	Considers ways to mitigate the loss of good quality agriculture land.
9	CRO1 No cultural or historical interest has been identified No Impact , archaeological restraints are unknown.	With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.
9	CRO2 Archaeological restraint has been identified on the site.	<p>With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.</p>
9	CRO3 and CRO4 Wallingford Conservation Area is across the Thames to the west, therefore major negative effects are possible if development occurs on these sites.	In order to protect the historic environment, the Council will ensure that all new development complies with

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
		the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment. It may not be possible to mitigate impacts.
9	Potential minor negative effects have been identified due to the location CRO6, CRO7 and CRO10 and the Wallingford Conservation Area and listed buildings.	In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
10	Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, however it is assumed that sustainable design principles will be implemented. New development offers the opportunity to implement sustainable design principles which may result in minor positive effects .	Promote sustainable building practices which conserve energy, water resources and materials. Continue to work with Thames Water to ensure water and sewage capacity is maintained.
10	Site contains a large photovoltaic array, loss would be detrimental to maximising the proportion of energy from renewables resulting in minor negative effects ,	Promote sustainable building practices which conserve energy, water resources and materials.
11	CRO1, CRO7 and CRO10 are not within a floodplain, proposed enhancement schemes will result in minor positive effects .	N/A
11	Sections of CRO3, CRO4 are within flood zones 2 and 3, resulting in minor negative effects , if development occurs within these sections.	Carry out a flood risk assessment for the site to inform decision making. Incorporate climate change mitigation and adaptation methods into all designs.
12	The development of new housing, will lead to construction and demolition waste being produced,	The Site Waste Management Plans Regulations (2008)

SA Objectives	SA Summary of Key findings Crowmarsh Gifford Village	Mitigating adverse effects/maximising beneficial effects
	this may result in minor negative effects .	were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still considered to be good practice and could be considered.
13	Additional housing will increase the population and maintain and enhance the rural economy, which will result in minor positive effects .	Encourage local work force and on the job skill training through-out 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.
14, 15	No direct impact	
16	CRO6 and CRO7 are partly used for pitches for touring caravans which will be lost with an impact on rural tourism and the local business, resulting in a minor negative effect . All other sites no direct impact	Work with tourism sector and small business to promote alternative sites for touring caravans.
17	The Council has involved the community in the decision making process. Consultation results show that site CRO 6 is the most favoured option and CRO 7 option is the second most favoured. Major positive effects .	Continue to work with the local community and the Parish council.

Goring

82. We need to find sites for at least 105 new homes in Goring. In looking for suitable land we have considered whether there are existing brownfield sites which may be available for re-use and all the land around the edge of the village. Our Strategic Housing Land Availability Assessment¹⁶ shows sites we have identified and provides a summary of their potential, Figure 5 below shows these sites.

¹⁶ www.southoxon.gov/shlaa

83. Following a more detailed assessment and consultation with the community and infrastructure providers a number of sites were not taken forward to the SA process. Please see the South Oxfordshire Local Plan 2031 Refined Options document¹⁷ for further detail.

Goring Sites subject to the SA process

84. The sites within Goring which have been tested against the SA Framework are: GOR 1, GOR 2, GOR 4, GOR 5, GOR 10 and GOR 11. Please see the exact location of each site on Figure 7 below.

85. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 12 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

¹⁷ South Oxfordshire Local Plan 2031 Refined Options Stage Two of the Process February 2015

Figure 7 Goring sites

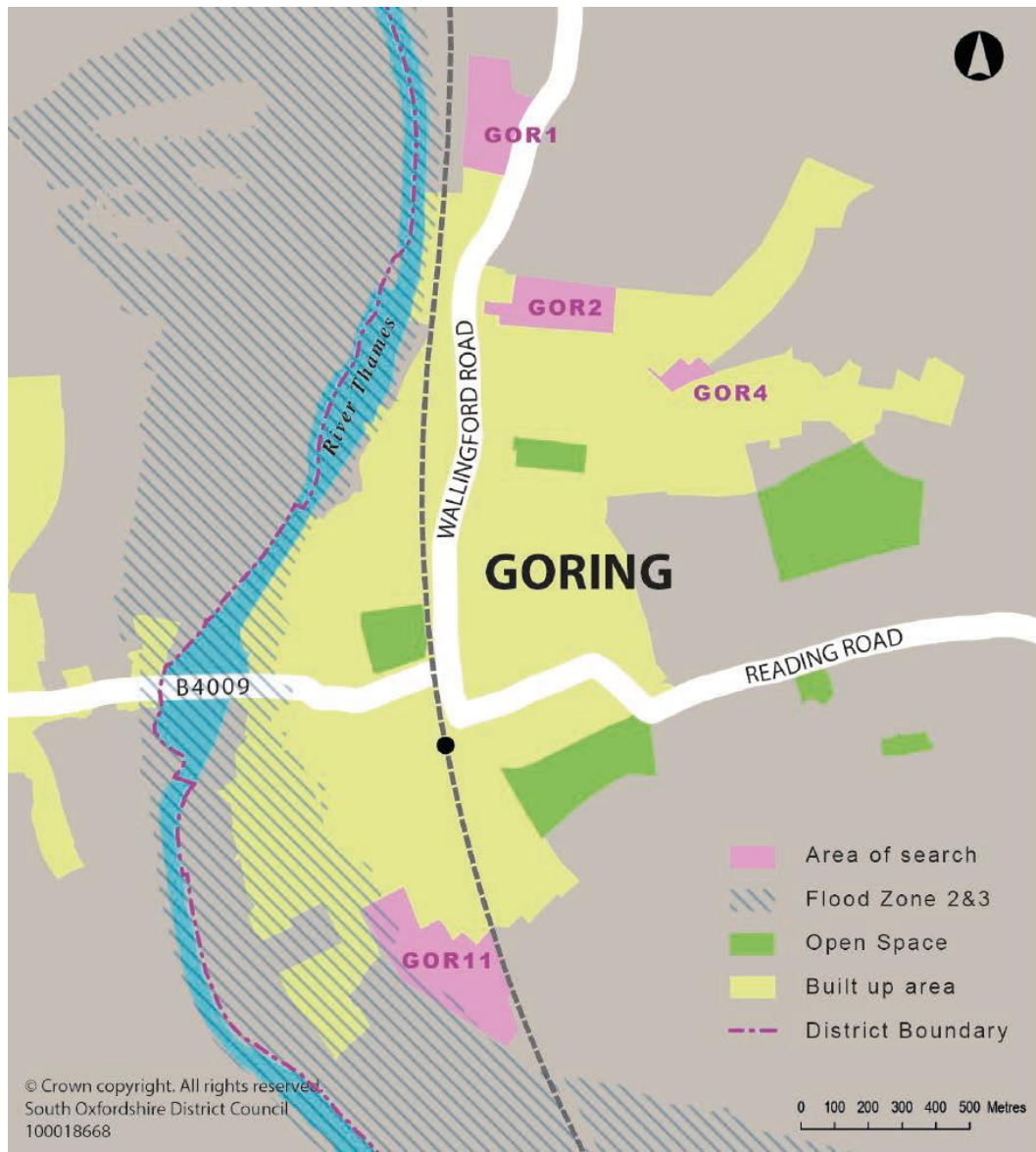


Table 12 SA Summary of Key findings Goring Village

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
1, 2	<p>Housing development of any of the sites considered will have a major positive effect to provide the required housing need.</p> <p>Any new development may help create safer places through greater pedestrian flows and provide funding through</p>	<p>Ensure that development is designed to reduce crime and the fear of crime.</p> <p>Ensure affordable housing is provided.</p>

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
	development to ensure secure design principles, which will have a major positive effect .	
3	Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, therefore minor positive effects and minor negative effects were noted for all sites .	Ensure improvements to service provision commensurate with any increases in population.
4	There are allotments in the village within easy access of all sites , access to allotments can have minor positive effects on people's health and well-being. Residents suggested that allotments and play parks would be required to support population growth.	Ensure the allotments and PROW are protected.
4, 6	<p>GOR 1 scored minor negative effects site is remote from the village, and is adjacent to the railway line and located on the out skirts of the north edge of the village; therefore unlikely to provide community cohesion and health and well-being. GOR 11 is located on a dark edge of village although walking distance to the village, however site runs parallel with the main Reading to Oxford railway line.</p> <p>GOR 4 scored major positive effects due to the location, site is enclosed by local settlements, within walking distance of Goring village. GOR 2 sites is located on the edge of the village at the rear of residential properties, minor positive effects noted. GOR 5 and GOR 10 sites are secluded and located on the dark edge of village, although they are within walking distance of the village, minor negative effects identified,</p>	<p>Ensure good urban design principles are implemented to create good access to Goring village from the site.</p> <p>Carry out an acoustic study to inform site selection and mitigation required, in relation to noise from the railway.</p>
4, 5	Development of GOR 5, GOR 10 and GOR 11 may result in loss of tranquillity, resulting in minor negative effects .	Consider mitigation measures to reduce loss of tranquillity.

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
5	In the short term noise pollution may increase during the construction phase, leading to a minor negative effect for all sites assessed. The increase in population may reduce tranquillity overall for all residents, resulting in possible minor negative effects .	Ensure phasing of development occurs to reduce noise impacts.
5, 8	GOR 10 and GOR 11 are within a Mineral Consultation Area therefore minor negative effects were noted.	Continue to work with Oxfordshire County Council who are responsible for mineral extraction resources.
6	<p>The village of Goring has good rail connections to Reading and Oxford, as well as strong road links to Wallingford, Reading and Oxford. The train provides two trains per hour to Reading and Oxford.</p> <p>As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments. All sites are within walking distance of a primary school 5 – 10 minutes, therefore minor positive effects were noted.</p> <p>Minor negative effects were identified for GOR 1 due to the remoteness of the site and walking distance from the village 20-30minutes and the site is sloped, therefore housing towards the top of the hill, may deter people from walking, which is likely to result in personal vehicle use. There are bus stops running along Wallingford Rd adjacent to the site, to Wallingford, leaving hourly. The bus stops at the bottom of the hill and the top, this will provide convenient access to any new development, therefore minor positive effects were noted.</p> <p>All other sites are within 5- 15minutes walk away from the village facilities, train station and bus stops, therefore minor positive effects were noted.</p>	<p>Ensure good urban design principles are implemented to create good access to Goring Village.</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>Ensure the ETI results inform the decision making process.</p>
7	GOR 1 BAP/Phase 1 records: legally protected Red Kite present on site. GOR	Ensure protection of protected species through-out all development phases.

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
	2 BAP/Phase 1 records: legally protected Small Blue butterfly on site, potential minor negative effects identified.	
7	GOR 4, GOR5 and GOR 11 boundary trees, hedging and/ or woodland are within the sites, including TPO's a BAP/phase 1 survey has not been carried out for either site; therefore there may be links to the wider ecological area so potential minor negative effects are noted.	Great care must be taken to retain the mature tree cover around the site and TPO's during all development phases. Carry out a BAP/Phase 1 survey.
7	GOR 10 no biodiversity constraints identified, however a BAP/Phase 1 has not been carried out.	Carry out a BAP/Phase 1 survey.
7	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. Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Therefore the results are uncertain until a Habitats Regulation Assessment has been carried out to assess the impacts on these.	Ensure the Habitats Regulation Assessment Screening is undertaken
8	GOR 1 lies within the Chilterns AONB and the setting of the North Wessex Downs AONB. The site is has an open view from the Ridgeway national trail. A Phase 2 LCA was carried out for this site and recommended that this site should not be considered any further for development, potential major negative effects .	It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly.
8	GOR 2 lies within the Chilterns AONB minor negative effects .	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.
8	GOR 4 lies within the Chilterns AONB, however the site is not visible from the	A full detailed landscape and visual impact assessment will be required to inform the

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
	surrounding area. A Phase 2 LCA recommended that: the whole of this site (and the additional land owned by OCC at the fire station which is on offer to the developer) be considered as a potential housing site on landscape and visual grounds potential minor negative effects .	final capacity of the site.
8	GOR 5 lies within the Chilterns AONB potential major negative effects .	A Phase 2 LCA was carried out for this site and recommended that this site should not be considered any further for development.
8	GOR 10 lies within the Chilterns AONB and the setting of the North Wessex Downs AONB potential major negative effects .	It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly.
8	GOR 11 lies within the Chilterns AONB and the setting of the North Wessex Downs AONB. The LCA recommended that a reduced area is considered further as a housing site on landscape and visual grounds as the rest of the site is very much a part of the open river valley landscape of pasture and arable fields along this part of the Thames valley between the hills of the Chilterns and North Wessex Downs. All of these features are special qualities of this part of the Chilterns, potential major negative effects .	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.
8	All sites are Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land. minor negative effect	Considers ways to mitigate the loss of good quality agriculture land.
5, 8	All sites are greenfield land and in the long term, this may result in pollution from surface run-off, leading to a minor negative effect for all sites assessed.	Encourage the use of permeable surfaces and SUDS.
7	Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc, therefore minor positive effects were identified for all sites.	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
9	GOR 1 and GOR 2 no historic environment or archaeological constraints have been identified minor positive effects .	In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
9	GOR 4 No cultural or historical interest has been identified, however the site is surrounded by locally distinctive settlements. No archaeological restraints have been identified. Effects are uncertain	Ensure new development is in keeping with local character. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.
9	GOR 5 No cultural or historical interest has been identified, however the site is sandwiched between very low density pre-war housing with large gardens along Icknield Road and Evendon Road. No archaeological restraints have been identified. Effects are uncertain	Ensure new development is in keeping with local character. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.
9	GOR 10 Site is within the riparian valley setting of Gatehampton Conservation Area, development would lead to erosion of the rural landscape between Goring and Gatehampton to the detriment of the Conservation Area. No archaeological restraints have been identified. Potential major negative effects identified.	It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.
9	GOR 11 The site is divided into two distinct areas of different character. Potential impact on key settlement characteristics if the whole site was developed. Developing the southern section of the site would result in erosion of the rural landscape between Goring and Gatehampton. No archaeological restraints have been identified. Potential major negative effects identified.	It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
10	Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, however it is assumed that sustainable design principles will be implemented. New development offers the opportunity to implement sustainable design principles which may result in minor positive effects .	Promote sustainable building practices which conserve energy, water resources and materials.
11	GOR 11 The western edge of the site lies within flood zones 2 and 3. The northern part of the site is outside of any landscape character area. The southern part of the site lies within LCA11 Thames Valley and Fringes / LCT Flat floodplain, development will result in major negative effects .	Carry out a flood risk assessment for the site to inform decision making. Encourage key management and enhancement schemes to protect the landscape character. Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change
11	GOR 10 The site is prone to flooding with distinctive network of drainage ditches potential minor negative effects identified.	Carry out a flood risk assessment for the site to inform decision making. Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.
11	GOR1, GOR 2, GOR 4 and GOR 5 are not within a floodplain, proposed enhancement schemes will result in minor positive effects .	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.
12	The development of new housing, will lead to construction and demolition waste being produced, this may result in minor 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 and could be considered.
13	Additional housing will increase the	Encourage local work force and on the job

SA Objective	SA Summary of Key findings Goring Village	Mitigating adverse effects/maximising beneficial effects
	population and maintain and enhance the rural economy, which will result in minor positive effects .	skill training through-out 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.
14, 15, 16	No direct impact	
17	The Council has involved the community in the decision making process by holding consultation events and seeking views on the different sites. Major positive effects .	Continue to work with the local community and parish council.

Nettlebed

We need to find sites for at least 20 new homes in Nettlebed. In looking for suitable land we have considered whether there are existing brownfield sites which may be available for re-use and all the land around the edge of the village. Our Strategic Housing Land Availability Assessment¹⁸ shows sites we have identified and provides a summary of their potential, Figure 8 below shows these sites.

86. Following a more detailed assessment and consultation with the community and infrastructure providers a number of sites were not taken forward to the SA process. Please see the South Oxfordshire Local Plan 2031 Refined Options document¹⁹ for further detail.

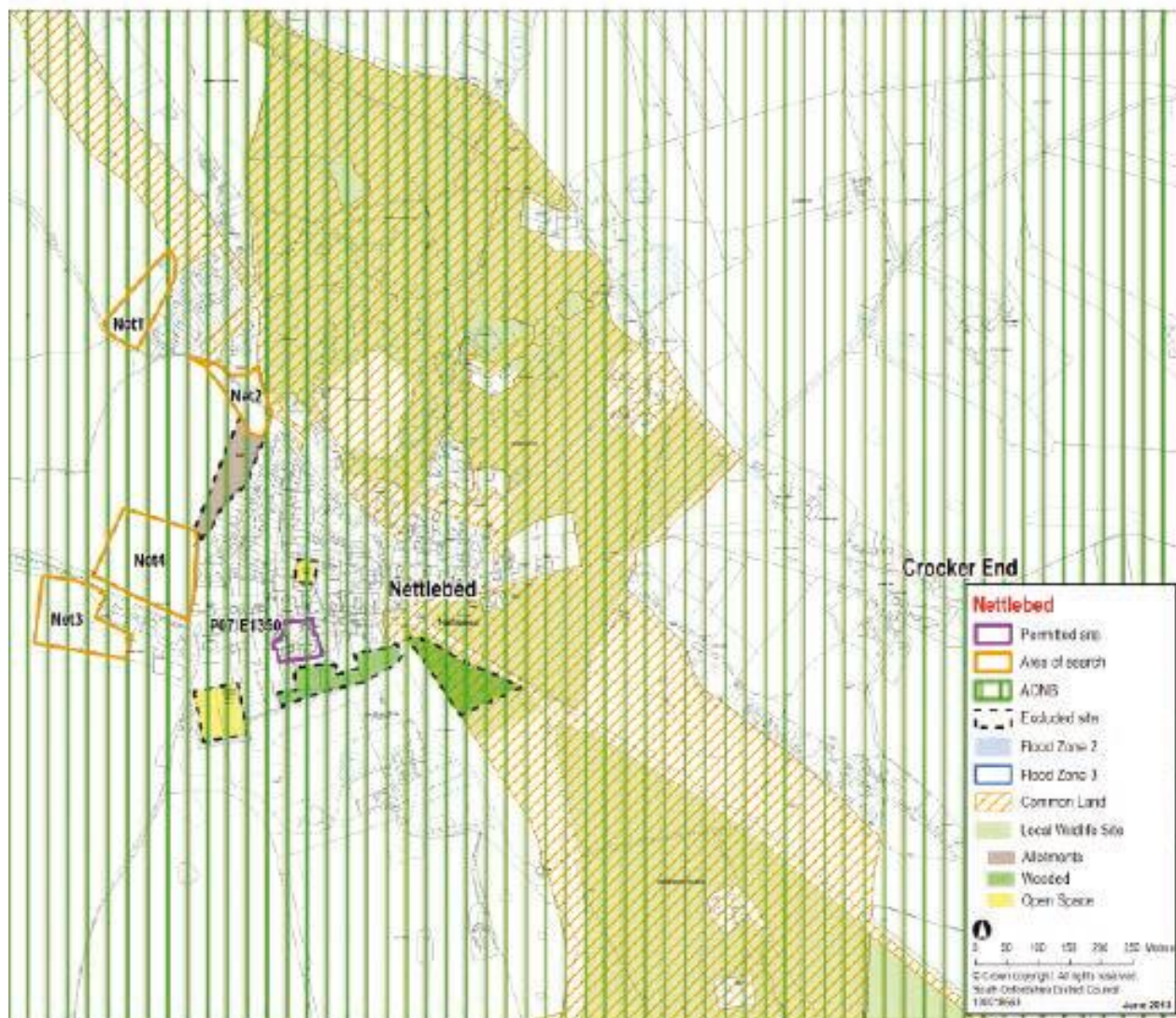
Sites subject to the SA process

87. The sites within Nettlebed which have been tested against the SA Framework are: NET 1, NET 2, NET 3, NET 4 and NET 5. Please see the exact location of each site on Figure 8 below.

¹⁸ www.southoxon.gov/shlaa

¹⁹ South Oxfordshire Local Plan 2031 Refined Options Stage Two of the Process February 2015

Figure 8 Nettlebed Sites



88. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 13 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

Table 13 SA Summary of Key findings Nettlebed Village

SA Objectives	SA Summary of Key findings Nettlebed Village	Mitigating adverse effects/maximising beneficial effects
1	Housing development on NET 1, NET 3, NET 4 and NET 5 will have a major positive effect to provide the required housing need. NET 2 however may be	Ensure that development is designed to reduce crime and the fear of crime. Ensure affordable housing is provided.

SA Objectives	SA Summary of Key findings Nettlebed Village	Mitigating adverse effects/maximising beneficial effects
	impractical for housing, due to the topography of the site. Site is considered not suitable in principle and its availability is currently unknown, therefore Minor negative effects have been identified.	
1, 2	20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles, which will have a minor positive effect .	Ensure that development is designed to reduce crime and the fear of crime. Residents suggested that allotments and play parks would be required to support population growth.
3	Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, therefore minor positive effects and minor negative effects were noted for all sites .	Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.
3, 4	As a larger village, there are a good range of existing facilities including a doctors surgery, primary school, village hall, parks and allotments within walking distance of the sites, however NET 1, NET 2, NET 3 and NET 4 are located on the edge of the village and therefore access to existing facilities and social cohesion are scored as minor negative effect . NET 3 has a footpath to the village and NET 5 located in the grounds of former Joyce Grove parkland estate, with good links to the village and therefore scores a minor positive effect .	Continue to work with Oxfordshire County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to Nettlebed Village. Ensure the allotments and PROW are protected.
4, 5	In the short term noise pollution may increase during the construction phase, leading to a minor negative effect for all sites assessed.	Ensure phasing of development occurs to reduce noise impacts.
6	The village enjoys good travel connections to Oxford and Reading along the A4074. The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles	Ensure good urban design principles are implemented to create good access to Nettlebed Village.

SA Objectives	SA Summary of Key findings Nettlebed Village	Mitigating adverse effects/maximising beneficial effects
	away, buses run hourly, therefore minor negative effects for all sites were identified.	
6	Buses run hourly to Reading, Oxford. Every half an hour to Wallingford. Buses stops are 5 minutes from all sites. There are secondary schools within a 5 mile radius. Bus services are hourly. Cycling would take approx. 30 minutes. The primary school is 3 minutes' walk away from the site, the doctor's surgery is 10 minutes' walk away from the sites, and therefore minor positive effects were noted for all sites.	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.
5, 6	Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village, resulting in a minor negative effect .	Ensure the ETI results inform the decision making process.
7	Ecological constraints are unknown for all sites, Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.	Carry out a BAP phase 1 survey
7	NET 5 the open part of the site is a combination of parkland and designed gardens and there is a Local Wildlife Site in the northern part of site, therefore any future development may result in minor negative effects .	Carry out a BAP phase 1 survey Ensure the protection of the Parkland, Designated Gardens and Local Wildlife Site.
7	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. Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Therefore the results	Ensure the Habitats Regulation Assessment Screening is carried out.

SA Objectives	SA Summary of Key findings Nettlebed Village	Mitigating adverse effects/maximising beneficial effects
	are uncertain until a Habitats Regulation Assessment has been carried out to assess the impacts on these.	
8	NET 1, NET 2 and NET 4 lie within the within the Chilterns AONB, any development may result in harm to the AONB, resulting in major negative effects . NET 3 lies within the AONB, the LCA states: There may be some potential for housing if further LVIA is carried out, therefore minor negative effects was identified.	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites.
9	NET 5 is part green field / part brownfield in the grounds of Joyce Grove (Sue Ryder home), the hospice is a grade 2 listed building. Any significant development within the grounds could harm the setting of the listed building and be inappropriate. Removal of greenfield land may not be required if the existing buildings were converted into new homes, but there is currently no indication that the site is available, therefore there are minor negative effects and minor positive effects identified.	With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. This will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.
5, 8	NET 1, NET 2 NET 3 and NET 4 are greenfield land and in the long term, this may result in pollution from surface run-off, leading to a minor negative effect .	Encourage the use of permeable surfaces and SUDS.
9	NET 1, NET 2 and NET 4 are on the edge of Nettlebed village Conservation Area, any development has the potential to have a major negative effect .	Potential major effects may not prevent development, it may be possible to mitigate effects. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. In order to protect the historic environment, the Council will ensure that all new development complies with the South Oxfordshire Design Guide. This will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic

SA Objectives	SA Summary of Key findings Nettlebed Village	Mitigating adverse effects/maximising beneficial effects
		environment.
9	NET 3 site is located adjacent to Nettlebed Conservation Area, however the LCA suggests that development may be possible if further LVIA work is carried out and mitigation is implemented, therefore this site scores a minor negative effect .	A full detailed landscape and visual impact assessment will be required to inform the final capacity of the sites. Encourage key management and enhancement schemes to protect the landscape character. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.
10	Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, however it is assumed that sustainable design principles will be implemented. New development offers the opportunity to implement sustainable design principles which may result in minor positive effects .	Promote sustainable building practices which conserve energy, water resources and materials. Continue to work with Thames Water to ensure water and sewage capacity is maintained.
11	No sites are within a floodplain, proposed enhancement schemes will result in minor positive effects .	Encourage green infrastructure and biodiversity enhancement schemes; these are also beneficial to flood prevention and resilience to climate change.
12	The development of new housing, will lead to construction and demolition waste being produced, this may result in minor 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 and could be considered.
13	Additional housing will increase the population and maintain and enhance the rural economy, which will result in minor positive effects	Encourage local work force and on the job skill training through-out 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.
14, 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.

PROVIDING FOR TRAVELLING COMMUNITIES

89. The size of the Gypsy, Traveller and Travelling Showpeople's communities in our district is small in comparison with the housed community, and our travelling community is small, settled and stable, as with the housed community, we have a statutory responsibility to assess and plan for travellers' needs.

90. The South Oxfordshire core Strategy proposed providing an adequate supply of traveller pitches through a combination of safeguarding existing sites, extending existing sites where possible, and identifying new sites. To date, it has proved difficult to find available land that passes the sustainability criteria of being in or near settlements or within walking distance of essential services/high frequency bus services, so we are taking a more flexible and pragmatic approach and looking at sites further afield and brownfield land.

91. The following sites which are potentially suitable for new traveller caravan pitches: which have been tested against the SA Framework are:

- A brownfield site at Phillip's Tyres, a former tyre transfer station located on the A40 on the northern edge of Oxford; and
- A brownfield site at a former scrapyard on Menmarsh Road, Worminghall near Waterperry

92. The full appraisal matrices for these sites can be found in Appendix A of this SA Report. Table 14 summarises and compares the appraisal findings and attempts to predict and evaluate the likely significant effects of the sites considered for housing and considers ways of mitigating adverse effects and maximising beneficial effects.

Table 14 SA Summary of Key findings for potential sites for traveller communities

SA Objectives	SA Summary of Key findings for potential sites for traveller communities.	Mitigating adverse effects/maximising beneficial effects
1	Site 6 and Site 7 are both brownfield land and available for use by the landowner, therefore the sites are suitable and available in principle. Minor positive effects.	Ensure the environment is suitable.
2	The creation of this site for the travelling community is unlikely to have any direct impact on crime and the fear of crime.	Continue to work with the travelling community, the local community and the Parish council.
3	Minor negative effects have been identified for both sites due to lack of accessibility to	Ensure good urban design principles are implemented to create


SA Objectives	SA Summary of Key findings for potential sites for traveller communities.	Mitigating adverse effects/maximising beneficial effects
	amenities. Neither sites are located near a PRoW or footpaths to the nearest villages. Site 6 is located 4.2 miles from Elsfield and 3 miles from Marston, adjacent to the A40 and site 7 is located 2.3 miles from Worminghall and 3.3 miles from Ickford, adjacent to the 0.8 from the M40.	good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school and GP facilities are provided locally.
3, 4	Provision of sites for the travelling community will improve health and well-being in principle, however the location of both the sites are unlikely to promote community cohesion. Minor negative effects identified. Site 6 is located adjacent to the A40, noise and safety concerns are noted and access to the site may be dangerous. Minor negative effects identified. Both sites are brownfield sites and could suffer from contamination issues due to previous uses.	Ensure good urban design principles are implemented to create good access to villages from the site, foot bridges and cycle paths should be provided. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school and GP facilities are provided locally. Consider if road noise can be mitigated. Improve access to the site. Consider carrying out a land contamination survey.
5	The creation of this site for the travelling community is unlikely to have an impact on pollution.	
6	Site 6 is located 4.2 miles from Elsfield and 3 miles from Marston, adjacent to the A40, Oxford is 5 miles away, however access from the site is by car only. Site 7 is located 2.3 miles from Worminghall and 3.3 miles from Ickford, adjacent to the 0.8 from the M40. No bus stops are located near the either sites. Minor negative effects identified.	Ensure good urban design principles are implemented to create good access to villages from the site, foot bridges and cycle paths should be provided. Work with infrastructure providers to consider how sustainable transport options can be improved can be improved.
7	No BAP records exist for the either sites. Site 7 is located within a Nature and Conservation Target Area (Bernwood). Adjoining land at Water Perrywood designated as Ancient Woodland and SSSI. Ancient woodland is protected under the Habitats Regulation Assessment. Potential for minor negative effects with regard to Site 7 .	Carry out a BAP Phase 1 survey. Carry out a Habitats Regulation Assessment Screening.

SA Objectives	SA Summary of Key findings for potential sites for traveller communities.	Mitigating adverse effects/maximising beneficial effects
8	The site is brownfield land, not within the AONB, it is within the greenbelt. Using this site over greenfield land would be positive to this objective. Minor positive effects.	N/A
9	No cultural or historical interest has been identified. No archaeological restraints have been identified. For either sites.	A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.
10	The creation of this site for the travelling community is unlikely to have a direct impact on resource use and climate change.	
11	Neither sites are within a floodplain, therefore Minor positive effects are noted if the sites are taken forward.	Carry out a Flood Risk Assessment to inform the decision making process. Include SUDS in all permeable surfaces.
12, 13, 14, 15, 16	No direct impact.	
17	The Council has involved the community in the decision making process by holding consultation events and seeking views on the different sites	Continue to work with the travelling community, the local community and the Parish council.



NEXT STEPS

- 1


After this consultation we will analyse all the responses and produce a consultation summary of what we've learnt from what people told us.


- 2


Preferred Options
We'll test options through sustainability appraisal, looking at their traffic and landscape impact, at the need for schools, outdoor recreation and other facilities, and check their deliverability. We'll prepare a preferred options document, showing options for site allocations and new policies that we've considered and which ones we plan to take forward. There will be a public consultation on the preferred options, and again we'll produce a consultation summary from this showing the results.



- 3


Publication of the Draft Local Plan
Then we will prepare a submission plan and hold a further public consultation on it.


- 4


Submission and Examination
We'll then submit it and all its associated background evidence and consultation responses for examination by an independent Planning Inspector, who will hold public hearing sessions.


- 5

Adoption
Once we've received the Inspector's report and if necessary consulted on any recommended changes, we'll adopt the plan as part of our development plan.


- 6

Monitoring and Implementation
We then monitor to check whether the plan policies and allocated sites are being implemented as planned.



You can see the timetable for our plan in our Local Development Scheme
www.southoxon.gov.uk/lds

Appendix A

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Table 8 Sustainability Appraisal Matrices - Goring Village Sites

Table 9 Sustainability Appraisal Matrices – Nettlebed Village Sites

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Appendix A – Table 1 - Sustainability Appraisal Matrices Issues and Scope Options A to H

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

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

Key:

✓✓	✓	x x	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 1 Sustainability Appraisal Matrices Issues and Scope Options A to H

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
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	✓	x	✓	x	x	✓	✓	✓	✓	x
	This approach is likely to deliver houses through the concentration of housing on the growth point at Didcot. With further housing development allocated to the other towns of Henley, Thame and Wallingford and the larger villages. This would help provide residents with the		This approach is likely to deliver houses through the concentration of housing on the growth point within Science Vale. With further housing development allocated to the other ‘sustainable settlements’. This would help provide residents with the opportunity to live in		This option 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	A new settlement could create the opportunity to live in a decent home but it is unlikely to meet delivery targets because infrastructure would need to be in place prior to housing development and the level of development would not be enough to sustain a new settlement.	Dispersing all additional housing to all settlements would provide some residents with the opportunity to live in a decent home but the dispersal would make it more difficult for those with limited access to public transport. Enhancement: The positive effect of providing new homes	Concentrating development next to neighbouring major urban areas would provide people with a decent home to live in Oxfordshire. Mitigation /Enhancement: The positive effect of providing new homes could be enhanced by ensuring that new homes are built to	Raising future and existing housing densities will provide the opportunity to live in a decent home, Mitigation /Enhancement: The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design	This option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide decent homes and the infrastructure required. Some of the smaller settlements might miss out on some desired

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
	<p>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). Some of the smaller settlements might miss out on some desired growth for local affordable housing.</p> <p>Mitigation: Further site allocations work may be required to ensure that further appropriate sites are available and appropriate.</p> <p>Enhancement: This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design and ensuring affordable housing is provided.</p> <p>Likelihood: High</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p>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). Some of the smaller settlements might miss out on some desired growth for local affordable housing.</p> <p>Mitigation: Further site allocations work may be required to ensure that further appropriate sites are available and appropriate.</p> <p>Enhancement: This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design and ensuring affordable housing is provided. A fresh approach to assessing the sustainability of settlements would be required.</p> <p>Likelihood: High</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p>	<p>required to support this level of growth is untested. 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>Mitigation: There is little scope to improve this option.</p> <p>Likelihood: High</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p>Mitigation: This option would require significant infrastructure development.</p> <p>Likelihood: High</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p>could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p>Mitigation: This option would require significant improvement to public transport in rural areas.</p> <p>Likelihood: High</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p>high standards of sustainable design and supported by appropriate levels of infrastructure.</p> <p>Likelihood: Low</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant</p>	<p>and supported by appropriate levels of infrastructure.</p> <p>Likelihood: Low</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant</p>	<p>growth for local affordable housing.</p> <p>Mitigation: There is little scope to improve this option.</p> <p>Likelihood: High</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
		Significance of effect: Significant.						
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.	✓	✓	✓	✓	x	✓	x	x
	<p>Focussing development in established town centres should provide the opportunity to create a safe environment and be conducive to business operation and development. 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.</p> <p>Enhancement: Ensure that development is designed to reduce crime and the fear of crime.</p> <p>Likelihood: Medium – this is also dependent upon the design of individual developments</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p>	<p>Focussing all additional housing developments in the Science Vale area and 'sustainable settlements' should be conducive to business operation and development. 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 being developed may result in a negative impact on local business.</p> <p>Mitigation / Enhancement: Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs</p>	<p>Focussing 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. 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 being developed may result in a negative impact on local business.</p> <p>Enhancement: Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs</p>	<p>A new settlement could provide the opportunity to design a safe environment which could reduce antisocial behaviour.</p> <p>Mitigation: Ensure good quality urban design is implemented and access to services, facilities locally.</p> <p>Likelihood: High</p> <p>Scale: Localised</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Not significant.</p>	<p>Dispersal of development may not create a sufficient opportunity to create safe environment, with good urban design principles.</p> <p>Likelihood: low – people will commute to employment sites</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Not significant.</p>	<p>Focussing development next to neighbouring major urban areas should provide the opportunity to create a safe environment and be conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.</p> <p>Enhancement: Ensure that development is designed to reduce crime and the fear of crime.</p> <p>Likelihood: Medium – this is also dependent upon the design of individual developments</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Not significant.</p>	<p>Raising densities may increase anti-social behaviour in areas that are already struggling with over capacity issues.</p> <p>Mitigation: Good urban design principles should be used to ensure design aims to reduce crime.</p> <p>Likelihood: Medium - high</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p>This option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need.</p> <p>Mitigation: There is little scope to improve this option.</p> <p>Likelihood: High</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
	Timing: Short to long term Significance of effect: Not significant.		to be carefully implemented. A fresh approach to assessing the sustainability of settlements would be required. Likelihood: High – this is also dependent upon the design of individual developments Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		to be carefully implemented. Likelihood: High – this is also dependent upon the design of individual developments Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.					
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓	x	✓	x	x	x	xx	✓	x	x
	Focussing all additional housing within a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling. The positive impacts maybe reduced by growth pressure on existing services in places where housing is already allocated. Mitigation / Enhancement: This effect could be enhanced through improvements to		Concentration of additional housing development within Science Vale and 'sustainable settlements' will improve accessibility to services for some residents, but not for those in other areas. Growth pressure on existing services in places where housing is already allocated may occur. Mitigation: Ensure improvements to service provision commensurate with any increases in population. Likelihood: High		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. Growth pressure on existing services in places where housing is already allocated may occur. Mitigation: Ensure phasing of development is carefully	It is unlikely that a new settlement would deliver sufficient development for self-containment and journeys to the main towns will be required. Mitigation: Mitigation of this effect would only be achieved through an alternative option. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short term Significance of effect:	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. Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to	Concentration of additional housing development on the edge of major towns will improve accessibility to services for some residents, but not for those in the rural areas and growth pressure on existing services in places where housing is already allocated may occur. Mitigation: Ensure improvements to service provision commensurate with any increases in population. Likelihood: High	Raising densities may increase areas already struggling with over capacity issues; this may result in residents having to travel further to facilities. Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth Likelihood: Medium - high Scale: District wide Temp or perm: Perm	This option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need. Mitigation: There is little scope to improve this option. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.

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	service provision commensurate with any increases in population. In addition the foot and cycle path network and increased frequency of buses. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		implemented. Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	Significant.	population growth Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	Scale: District wide Temp or perm: Perm		Timing: Short to long term Significance of effect: Significant.		
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups..	✓	x	✓	x	x	x	xx	✓	x	x	✓	x
	Having a range of settlements where development of all types is concentrated should assist with community cohesion; however growth pressure in places where housing is already allocated may lead to detrimental impacts. Mitigation / Enhancement: This effect could be enhanced through improvements to service provision commensurate with any increases in population. In addition the foot and cycle path network		This option puts more homes in places where housing is already allocated (this might be seen as unfair) and may put pressure on existing communities reducing community cohesion. Mitigation A fresh approach to assessing the sustainability of settlements would be required. Likelihood: High Scale: District wide Temp or perm: Perm Timing:		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. Mitigation / Enhancement: Choose locations showing spare capacity in service provision and/or ensure improvements to	It is unlikely that a new settlement would deliver sufficient development for self-containment and journeys to the main towns will be required to access facilities. Mitigation: Mitigation of this effect would only be achieved through an alternative option. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short term Significance of	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. Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth	Concentration of additional housing development on the edge of major towns will improve accessibility to services for some residents, but not for those in the rural areas and growth pressure on existing services in places where housing is already allocated may occur. Mitigation: Ensure improvements to service provision commensurate with any increases in population. Likelihood: High		Raising densities may increase population in areas already struggling with over capacity issues; this may result in loss of community cohesion and reduce the well-being of existing residents in the long-term. Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth. Likelihood:	In principle this option would benefit the community and fits well with neighbourhood planning where communities weigh up for themselves whether to opt for this; however this option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need. Mitigation: There is little scope to improve this option. Likelihood:	

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	and increased frequency of buses. Further site allocations work may be required to ensure that further appropriate sites are available and appropriate Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		Short to long term Significance of effect: Significant.		services commensurate to population growth This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses and good quality urban design. Further site allocations work may be required to ensure that further appropriate sites are available and appropriate Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		effect: Significant.	.Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		Scale: District wide Temp or perm: Perm		Medium - high Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x	✓	x	✓	x	xx	✓	x	✓	x	x	?
	Allocation of additional housing sites adjacent to market towns ensures that residents will have good access to services and facilities reducing pollution from travel. The location of homes in		Allocation of additional housing sites within Science Vale 'sustainable settlements' ensures that residents will have good access to services and facilities reducing pollution from travel. This will support local		Allocation of additional housing sites within Science Vale ensures that residents will have good access to services and facilities reducing pollution from travel. This will support local services and will		It is unlikely that a new settlement would deliver sufficient development for self-containment and journeys to the main towns will be required to access facilities, thus increasing the need	Dispersal to all settlements would place development in some settlements where no or few services exist. This would increase the need to travel and increase vehicles emission.		Concentration of additional housing development on the edge of major towns will allow access to services and good to public transport; this will also encourage more sustainable means of travel reducing pollution		Increasing densities may lead to an increase in environmental pollution for example: air and noise; however land use will be reduced. Mitigation: Do not increase densities in areas	This option is location specific. In the short term noise pollution may increase during the construction phase. Any reduction in greenfield land may result in

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	<p>larger villages is intended to 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 a village. Therefore a certain degree of longer distance travel will be required for occasional services.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing:</p>	<p>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 occasional services.</p> <p>Science Vale has a number of existing housing allocations and the current infrastructure may not be able to withstand further allocations.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p>	<p>reduce the need to travel long distances for certain purposes.</p> <p>However it is not possible to provide all facilities in all settlements.</p> <p>Therefore a certain degree of longer distance travel will be required for occasional services.</p> <p>Science Vale has a number of existing housing allocations and the current infrastructure may not be able to withstand further allocations.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p>	<p>to travel and increasing vehicle emissions.</p> <p>Mitigation: Mitigation of this effect would only be achieved through an alternative option.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short term Significance of effect: Significant.</p>	<p>In the short term noise pollution may increase during the construction phase. Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Choose only locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth. Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing:</p>	<p>from vehicle emissions.</p> <p>In the short term noise pollution may increase during the construction phase. Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing:</p>	<p>with high population densities. Ensure that appropriate pollution prevention control is implemented.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>	<p>pollution from surface run-off.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing:</p>

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6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	x
	Allocation of additional housing sites adjacent to market towns ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced. The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres. Enhancement / Mitigation: 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. Likelihood: High Scale: Large scale Temp or perm:		Allocation of additional housing sites within Science Vale 'sustainable settlements' ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced. The location of homes in sustainable settlements is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres. Science Vale has a number of existing housing allocations and the current infrastructure may not be able to withstand further allocations. Enhancement / Mitigation: Ensure that a range of transport modes are available, to include: public rights of way, cycle lanes, public transport and		Allocation of additional housing sites within Science Vale 'sustainable settlements' ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced. The location of homes in sustainable settlements is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres. Science Vale has a number of existing housing allocations and the current infrastructure may not be able to withstand further allocations. Enhancement / Mitigation: Ensure that a range of transport modes are available, to include: public rights of way, cycle lanes, public transport and		A new settlement is unlikely to reduce the need to travel and it is unlikely that it would be fully self-contained in the short term, however in the long term, the public transport would improve Mitigation: Ensure the new settlement can be linked by appropriate infrastructure, including public rights of way and cycle lanes. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		Dispersal of development would reduce the critical mass of demand for public transport in some areas; it would however support existing services. Mitigation: 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. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		Concentrating development on the edge of the district will force some residents to commute to gain access to work, social, educational and other services and facilities but for others it would reduce their commute. Mitigation: 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. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		Raising densities ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres. Increasing densities can increase pressure on access and junctions. Enhancement / Mitigation: 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. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect:		In principle this option could improve travel choice, however this option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need. Mitigation: There is little scope to improve this option. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.

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	Perm Timing: Short to long term Significance of effect: Positive effect is significant, negative effect is not significant.		community transport schemes, to reduce the need for these journeys to be made by private car. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		community transport schemes, to reduce the need for these journeys to be made by private car. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant								Positive effect is significant, negative effect is not significant.			
7 To conserve and enhance biodiversity	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	x	
	The increase in housing numbers may result in a detrimental effect on the biodiversity		The increase in housing numbers may result in a detrimental effect on the biodiversity		The increase in housing numbers may result in a detrimental effect on the biodiversity		All additional growth in one settlement may result in loss of greenfield land and green infrastructure and have a detrimental effect on biodiversity; however it would also offer the opportunity to create good linkage to existing green infrastructure and could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc within the conservation target areas. The following European Sites need to be considered when identifying areas for additional housing development.		The increase in housing numbers may result in a detrimental effect on the biodiversity		The increase in housing numbers may result in a detrimental effect on the biodiversity		The increase in housing numbers may result in a detrimental effect on the biodiversity		In principle this option could offer opportunity to enhance biodiversity; however this option would not be able to provide funding for all projects. Unlikely to provide benefits to all areas in need. Mitigation: There is little scope to improve this option. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	
	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. The following European Sites need to be considered when identifying areas for additional housing development.		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. The following European Sites need to be considered when identifying areas for additional housing development.		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. The following European Sites need to be considered when identifying areas for additional housing development.				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. The following European Sites need to be considered when identifying areas for additional housing development.		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. The following European Sites need to be considered when identifying areas for additional housing development.		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. The following European Sites need to be considered when identifying areas for additional housing development.			

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	<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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</p>	

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
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.	x The provision of additional homes will require the use of greenfield land. This option does not automatically take account of designations such as Green Belt and Area of Outstanding Natural Beauty. Mitigation: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓✓ 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. Mitigation / Enhancement: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	✓✓ 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. Mitigation / Enhancement: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	✓✓ The provision of additional homes will require the use of greenfield land; this option does exclude development in the Green Belt or AONB. Mitigation / Enhancement: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	x The provision of additional homes will require the use of greenfield land. This option does not automatically take account of designations. Mitigation: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	xx This option would result in a major incursion into the Oxford Green Belt. Mitigation: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	✓ x This option may not reflect the character of existing settlements; however it may reduce the use of greenfield land and open countryside. Mitigation / Enhancement: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	x This option does not automatically take account of designations such as Green Belt and Area of Outstanding Natural Beauty. Mitigation: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant
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 Continuing to use the Core Strategy distribution strategy may have a detrimental impact on the historic environment and local distinctiveness. Henley, Thame and Wallingford and many of the larger	x Focusing the additional housing within Science Vale and sustainable settlements may have a detrimental impact on the historic environment and local distinctiveness. Sustainable settlements may not	x Focusing the additional housing within Science Vale may have a detrimental impact the on historic environment and local distinctiveness. Mitigation: The historic and archaeological	? All growth in a single new settlement may have a detrimental impact the historic environment; however there is opportunity to choose a location that has no constraints. Mitigation:	x Focusing all additional housing at all towns, larger and smaller villages may have a detrimental impact on the historic environment and local distinctiveness. Henley, Thame and Wallingford and many of the larger	? All additional growth next to major urban areas may have a detrimental impact the historic environment; especially next to Oxford. There is however opportunity to choose a location	x Raising densities may have a detrimental effect on townscape and local distinctiveness, Mitigation: The historic and archaeological environment constraints should be identified during the	x This option does not automatically take account the historic environment. Mitigation: A landscape Capacity Assessment should be carried out to

	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 Make land allocations for new homes at all towns, larger and smaller villages		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	
	villages have constraints with regard to the historic environment and archaeological resources. Mitigation: The historic and archaeological environment constraints should be identified during the site selection process. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		include historic environment and archaeological resources. Mitigation: Identification of sustainable settlements should include the protection of historic environment and archaeological resources Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		environment constraints should be identified during the site selection process. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		Identification of a news settlements should include the protection of historic environment and archaeological resources Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		villages have constraints with regard to the historic environment and archaeological resources. Some of the smaller villages could be impacted even with a smaller amount of development. Mitigation: 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 and archaeological resources. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		that has no constraints. Mitigation: Identification of a news settlements should include the protection of historic environment and archaeological resources Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		site selection process, towns and villages should be excluded where additional housing would lead to an adverse impact on the historic environment and archaeological resources. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	
	✓	x	✓	x	✓	x	✓	✓	✓	x	✓✓	x	✓	x	✓	x

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
10 To seek to address the causes and effects of climate change by: 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>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>Increasing population size may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used; including district heating / renewable energy generation.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</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>Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</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>Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>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.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>.Development sites would be smaller and would not be able to benefit from district heating / renewable energy generation.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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>Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Concentration of Development major urban areas will create opportunities for innovative sustainable design and construction methods to be used maximise the proportion of energy from decentralised and renewable, due to the population size.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</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>Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Consult with Thames Water with regard to water/sewage capacity.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</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>Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.</p> <p>Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Consult with Thames Water with regard to water/sewage capacity.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
	Timing: Short to long term Significance of effect: Significant.					Timing: Short to long term Significance of effect: Significant.		
11 To reduce the risk of, and damage from, flooding.	✓ 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. Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ There are a number of flood zones through-out the district, although land is available outside of the flood zones. 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. Enhancement: Identification of sustainable settlements should include constraints with regard to all types of flooding. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ x There are a number of flood zones through-out the district, although land is available outside of the flood zones. Focusing all additional housing within the Science Vale area it may not be possible to mitigate flood risk. 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. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ 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. Although a new settlement will require the use of greenfield land; it would provide opportunities to secure innovative sustainable building practices. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ x 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. 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. Enhancement: Use sequential test approach Likelihood: High Scale: Temp or perm: Timing: Significance of effect: Significant.	✓ There are a number of flood zones through-out the district, although land is available outside of the flood zones. 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. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ Increasing existing and future densities may result in putting additional pressure on areas at risk from flooding. Increasing density may lead to an increase in non-permeable surfaces and increase surface run-off. 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. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ x There are a number of flood zones through-out the district, although land is available outside of the flood zones. This option may limit the opportunities for developing outside of a flood zone 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. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	0 Neutral Impact	0 Neutral Impact	0 Neutral Impact	0 Neutral Impact	0 Neutral Impact	0 Neutral Impact	0 Neutral Impact	0 Neutral Impact
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 market towns and villages	✓✓ Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy. Enhancement: There is little scope to enhance this effect. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ Focussing all additional housing in Science Vale and 'sustainable settlements' will help promote existing and new small firms and in turn will contribute to enhancing the rural economy. However the impacts may not be as beneficial depending on the identification of sustainable settlements. Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ Focussing all additional housing in Science Vale will not contribute to enhancing the rural economy. Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	x Focussing all development in one new settlement will not contribute to enhancing the rural economy. Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ x Dispersing the allocation of new homes would not benefit with the development of the knowledge based economy as these industries like to cluster, therefore people would need to travel to employment. However, this approach may enhance the rural economy. Enhancement / Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ x Development next to neighbouring major urban areas would contribute to the development of a high value added economy, but would not contribute to the rural economy. Enhancement / Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ Increasing densities may help promote existing and new small firms and in turn enhance across the district. Enhancement: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	x This option would require significant amounts of housing to achieve the benefits sought. Unlikely to provide benefits to all areas in need. Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.
	✓	✓ x	✓	x	✓ x	✓ x	✓ x	x

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
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.	Providing new required housing: 55% of homes at Didcot, of the remainder 60% to market towns and 40% to the larger villages many of which are within the Science Vale area will provide opportunities for people to live and work close to the Science Vale area. Development not within the Science Vale area will not support improvement to the infrastructure required across the Science Vale area. Mitigation/Enhancement: Ensure adequate infrastructure provision is available through other sources. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	This approach is likely to deliver houses through the concentration of housing on the growth point within Science Vale. With further housing development allocated to the other 'sustainable settlements'. This option would support the Science Vale AAP; however in the long term, this could create housing market saturation. Mitigation/Enhancement: Continue to monitor future housing numbers. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	This approach is likely to deliver houses through the concentration of housing on the growth point within Science Vale. This option would support the Science Vale AAP; however in the long term, this could create housing market saturation. Mitigation/Enhancement: Continue to monitor future housing numbers. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	A new settlement will require significant infrastructure, and will not support improvement to the infrastructure required across the Science Vale area. Mitigation: Ensure adequate infrastructure provision is available through other sources. Likelihood: High Scale: District wide Temp or perm: Perm	Dispersing the allocation of additional homes would not benefit the development of the knowledge based economy as these industries like to cluster, therefore people would need to travel to employment. However, this approach may enhance the rural economy. This approach will not support improvement to the infrastructure required across the Science Vale area. Enhancement / Mitigation: There is little scope to enhance/mitigate this effect. Likelihood: High Scale: District wide Temp or perm: Perm	The major urban areas are within easy access of Science Vale, however developing these areas will not support improvement to the infrastructure required across the Science Vale area. Enhancement / Mitigation: There is little scope to enhance/mitigate this effect. Likelihood: High Scale: District wide Temp or perm: Perm	Increasing densities is unlikely to add overall significant benefit to Science Vale area, however increasing densities can increase pressure on access and junctions. Enhancement: There is little scope to enhance/mitigate this effect. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	This option is unlikely to add overall significant benefit to Science Vale area. Mitigation: There is little scope to improve this option. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.
	0	0	0	0	0	0	0	0

	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 Make land allocations for new homes at all towns, larger and smaller villages	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
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.	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community..	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community..	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community..	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community..	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.

Appendix A Table 2 - Sustainability Appraisal Matrices - Additional Housing Figures

- a) Additional figures on top of current Core Strategy figures: 3100
- b) Additional figures on top of current Core Strategy figures: 3600
- c) Additional figures on top of current Core Strategy figures: 5100

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 2 - Additional Housing Figures

SA Objectives	A	B	C
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	✓ This option would result in significant positive effect in terms of providing a housing target above that in the Local Plan 2011. Mitigation Ensure infrastructure is phased alongside new housing development.	✓ This option would result in significant positive effect in terms of providing a housing target above that in the Local Plan 2011. Mitigation Ensure infrastructure is phased alongside new housing development.	✓✓ This option would therefore result in significant positive effect in terms of providing a housing target above that in the Local Plan 2011. However, the higher the number the more likely, if delivered, the option is to make up any shortfall in deliverability; however positive effects may be reduced if not supported by appropriate infrastructure. Mitigation Ensure infrastructure is phased alongside new housing development.
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.	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.

SA Objectives	A		B		C	
	Mitigation Ensure that development is designed to reduce crime and the fear of crime.		Mitigation Ensure that development is designed to reduce crime and the fear of crime		Mitigation Ensure that development is designed to reduce crime and the fear of crime	
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓	x	✓	x	✓	x
	The location of housing is relevant to this option. Additional housing development may result in demand for additional services. Funding may be available for additional services from CIL. Mitigation Ensure housing is located with good access to amenities, were possibly. Ensure funding for additional services is provided.		The location of housing is relevant to this option. Additional housing development may result in demand for additional services. Funding may be available for additional services from CIL. Mitigation Ensure housing is located with good access to amenities, were possibly. Ensure funding for additional services is provided.		The location of housing is relevant to this option. Additional housing development may result in demand for additional services. Funding may be available for additional services from CIL. Mitigation Ensure housing is located with good access to amenities, were possibly. Ensure funding for additional services is provided.	
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓		✓		✓	
	The location of housing is relevant to this option, however ensuring sufficient housing and affordable housing will have a positive effect. Mitigation Ensure housing is located with good access to amenities and supports social cohesion.		The location of housing is relevant to this option, however ensuring sufficient housing and affordable housing will have a positive effect. Mitigation Ensure housing is located with good access to amenities and supports social cohesion.		The location of housing is relevant to this option, however ensuring sufficient housing and affordable housing will have a positive effect. Mitigation Ensure housing is located with good access to amenities and supports social cohesion.	
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	?	x	?	x	?	x
	Any additional housing on top of the Local Plan 2011 may have a negative effect. Providing less housing is likely to result in less impact.		Any additional housing on top of the Local Plan 2011 may have a negative effect. Providing less housing is likely to result in less impact.		Any additional housing on top of the Local Plan 2011 may have a negative effect. This option is likely to be more negative compared to options A and B	

SA Objectives	A		B		C	
	<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. Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p> <p>Consider sustainable transport accessibility when deciding locations for new housing.</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. Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p> <p>Consider sustainable transport accessibility when deciding locations for new housing.</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>Mitigation: Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p> <p>Consider sustainable transport accessibility when deciding locations for new housing.</p>	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	?	x	?	x	?	xx
	<p>The location of housing is relevant to this option, however 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>Funding from additional homes could be provided for sustainable/ green transport networks to be improved.</p> <p>Mitigation Ensure good urban design principles are implemented to create good access to towns and villages.</p>		<p>The location of housing is relevant to this option, however 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>Funding from additional homes could be provided for sustainable/ green transport networks to be improved.</p> <p>Mitigation Ensure good urban design principles are implemented to create good access to towns and villages.</p>		<p>The location of housing is relevant to this option, however 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>Funding from additional homes could be provided for sustainable/ green transport networks to be improved.</p> <p>This option is for the highest amount of additional housing and therefore the negative effects will be greater.</p> <p>Mitigation</p>	

SA Objectives	A		B		C	
	<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>New housing should be located in accessible locations.</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>New housing should be located in accessible locations.</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 were 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>	
7 To conserve and enhance biodiversity	?	x	?	x	?	x
	<p>It is the distribution and location of new housing that will determine the impact upon biodiversity, however, providing less housing is likely to result in less impact.</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>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 Additional development can lead to increased emissions from vehicle</p>		<p>It is the distribution and location of new housing that will determine the impact upon biodiversity, however, providing less housing is likely to result in less impact.</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>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 Additional development can lead to increased emissions from vehicle</p>		<p>It is the distribution and location of new housing that will determine the impact upon biodiversity.</p> <p>This option is for the highest amount of additional housing and therefore the negative effects will be greater.</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>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</p>	

SA Objectives	A		B		C	
	<p>movement and put strain on water resources, both can have detrimental effects on SAC's.</p> <p>Additional development could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken. Carry out a BAP phase 1 survey.</p>		<p>movement and put strain on water resources, both can have detrimental effects on SAC's.</p> <p>Additional development could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken. Carry out a BAP phase 1 survey.</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>Additional development could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken. Carry out a BAP phase 1 survey.</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.	?	x	?	x	?	x
	<p>The building of new homes will inevitably result in the loss of some existing greenfield land. It is the distribution and location of new housing that will determine the impact upon this objective, however less additional housing will have less impact on designated sites, biodiversity and soil quality.</p> <p>Mitigation Seek to make the most effective use of any greenfield land. Ensure a high quality of design to minimise impact on the landscape.</p>		<p>The building of new homes will inevitably result in the loss of some existing greenfield land. It is the distribution and location of new housing that will determine the impact upon this objective, however less additional housing will have less impact on designated sites, biodiversity and soil quality.</p> <p>Mitigation Seek to make the most effective use of any greenfield land. Ensure a high quality of design to minimise impact on the landscape.</p>		<p>The building of new homes will inevitably result in the loss of some existing greenfield land. It is the distribution and location of new housing that will determine the impact upon this objective.</p> <p>This option is for the highest amount of additional housing and therefore the negative effects will be greater.</p> <p>Mitigation Seek to make the most effective use of any greenfield land. Ensure a high quality of design to minimise impact on the landscape.</p>	

SA Objectives	A		B		C	
	Avoid development in locations that will impact the AONB.		Avoid development in locations that will impact the AONB.		Avoid development in locations that will impact the AONB.	
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	?	x	?	x
	<p>It is the distribution and location of new housing that will determine the impact upon this objective, however less additional housing will have less impact on the historic environment including archaeological resources.</p> <p>Mitigation 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>		<p>It is the distribution and location of new housing that will determine the impact upon this objective, however less additional housing will have less impact on the historic environment including archaeological resources.</p> <p>Mitigation 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>		<p>It is the distribution and location of new housing that will determine the impact upon this objective, however less additional housing will have less impact on the historic environment including archaeological resources.</p> <p>This option is for the highest amount of additional housing and therefore the negative effects will be greater. Mitigation 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 To seek to address the causes and effects of climate change by: 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	✓		✓		✓	
	<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>Mitigation:</p>		<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>Mitigation:</p>		<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>Mitigation:</p>	

SA Objectives	A	B	C
resilient to the effects of climate change.	<p>Include SUDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Continue to work with Thames water to 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> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</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 ensure water and sewage capacity is maintained.</p>
11 To reduce the risk of, and damage from, flooding.	<p>0</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>Enhancement: 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>	<p>0</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>Enhancement: 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>	<p>0</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>Enhancement: 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>

SA Objectives	A	B	C
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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 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 market towns and villages	✓ Availability of more housing (including affordable housing) could attract workers to the district, as well as helping with staff retention for existing employers. Mitigation: Ensure affordable housing is available.	✓ Availability of more housing (including affordable housing) could attract workers to the district, as well as helping with staff retention for existing employers. Mitigation: Ensure affordable housing is available. Ensure accessibly to employment sites is available.	✓ Availability of more housing (including affordable housing) could attract workers to the district, as well as helping with staff retention for existing employers. Mitigation: Ensure affordable housing is available. Ensure new housing is located in areas accessibly to employment sites.
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;	✓ All options would help support the delivery of new homes and could help to fund infrastructure. Mitigation: Work with infrastructure providers to ensure delivery.	✓ All options would help support the delivery of new homes and could help to fund infrastructure. Mitigation: Work with infrastructure providers to ensure delivery.	✓ All options would help support the delivery of new homes and could help to fund infrastructure. Mitigation: Work with infrastructure providers to ensure delivery.

SA Objectives	A	B	C
d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the 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.	0	0	0
	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0
	No direct impact	No direct impact	No direct impact
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓	✓✓	✓✓
	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.

Appendix A -Table 3 - Sustainability Appraisal Matrices - Distribution of Additional Housing

Options

- a) Allocating sites in Science Vale
- b) Allocating sites in the towns and larger villages
- c) Allocating sites in the smaller villages

Key

✓✓	✓	x x	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 3 – Distribution of Additional Housing

	Option A All in Science Vale	Option B Allocating sites in the towns and larger villages	Option C Allocating sites in the smaller villages	
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	x This option 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. 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. Mitigation: There is little scope to improve this option. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓ Allocating all additional housing to towns and larger villages would provide some residents with the opportunity to live in a decent home. Enhancement: The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design. Mitigation: This option would require significant improvement to public transport in rural areas. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.	✓	x Allocating all additional housing in the smaller villages, would provide some residents with the opportunity to live in a decent home however the infrastructure is unlikely be able to support additional housing development in these villages. Enhancement: The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design. Mitigation: This option would require significant improvement infrastructure in rural areas. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.
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.	✓ Focussing all additional housing developments in the Science Vale area should be conducive to business operation and development and should	✓ Allocating all additional housing to towns and larger villages may create a sufficient opportunity	✓ Allocating all additional housing to smaller villages may create a sufficient opportunity to	

	Option A All in Science Vale	Option B Allocating sites in the towns and larger villages	Option C Allocating sites in the smaller villages
	<p>provide the opportunity to create a safe environment. 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 being developed may result in a negative impact on local business.</p> <p>Enhancement: Ensure that development is designed to reduce crime and the fear of crime. Phasing of development needs to be carefully implemented.</p> <p>Likelihood: High – this is also dependent upon the design of individual developments</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p>to create a safe environment, with good urban design principles.</p> <p>In the short term whilst development is taking place and infrastructure is being developed may result in a negative impact on local business.</p> <p>Likelihood: low</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Not significant.</p>	<p>create a safe environment, with good urban design principles.</p> <p>In the short term whilst development is taking place and infrastructure is being developed may result in a negative impact on local business.</p> <p>Likelihood: low</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Not significant.</p>
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	<p style="text-align: center;">x</p> <p>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. Growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Mitigation: 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> <p>Likelihood: High</p> <p>Scale: Large scale</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect:</p>	<p style="text-align: center;">✓</p> <p style="text-align: center;">x</p> <p>Allocating all additional housing to towns and larger villages would ensure that some facilities already that already exist can be maintained, however the positive impacts may be reduced by growth pressure on existing services in places where housing is already allocated.</p> <p>Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth</p> <p>Likelihood: High</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>	<p style="text-align: center;">x</p> <p>Allocating all additional housing to smaller villages may place development in some settlements where no or few services exist.</p> <p>Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth</p> <p>Likelihood: High</p> <p>Scale: District wide</p> <p>Temp or perm: Perm</p> <p>Timing: Short to long term</p> <p>Significance of effect: Significant.</p>

	Option A All in Science Vale	Option B Allocating sites in the towns and larger villages	Option C Allocating sites in the smaller villages
	Significant.		
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups..	<p>x</p> <p>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. Mitigation / Enhancement: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses and good quality urban design. Further site allocations work may be required to ensure that further appropriate sites are available and appropriate Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>	<p>✓ x</p> <p>Allocating all additional housing to towns and larger villages would ensure that some facilities already existed, however the positive impacts may be reduced by growth pressure on existing services in places where housing is already allocated. Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>	<p>x</p> <p>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 and may lead to a reduction in services because the critical mass may not be sufficient to maintain them. Too much additional development in rural areas would not promote social cohesion. Mitigation: Choose locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	<p>✓ x</p> <p>Allocation of additional housing sites within Science Vale 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.</p> <p>However it is not possible to provide all facilities in all settlements.</p> <p>Therefore a certain degree of longer distance travel will be required for occasional services.</p> <p>Science Vale has a number of existing housing allocations and the current infrastructure may not be able to withstand further allocations.</p> <p>In the short term noise pollution may increase during the construction phase.</p>	<p>✓ x</p> <p>Allocating all additional housing to towns and larger villages would ensure that some facilities already existed. This will support local services and will reduce the need to travel long distances for certain purposes.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Choose only locations showing spare capacity in service provision and/or ensure improvements to services commensurate to population growth Ensure the ETI results inform the decision making process.</p>	<p>xx</p> <p>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, increases pollution from vehicles and noise.</p> <p>Too much additional development in rural areas may result in pollution incidences and reduce tranquillity.</p> <p>Mitigation: Further site allocations work may be required to ensure that further appropriate sites are available and appropriate</p> <p>Likelihood: High Scale: District wide</p>

	Option A All in Science Vale		Option B Allocating sites in the towns and larger villages		Option C Allocating sites in the smaller villages
	<p>Any reduction in greenfield land may result in pollution from surface run-off.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p>		<p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>		<p>Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓	x	✓	x	x
	<p>Allocation of additional housing sites within Science Vale 'sustainable settlements' ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced. The location of homes in sustainable settlements is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p>Science Vale has a number of existing housing allocations and the current infrastructure may not be able to withstand further allocations. Enhancement / Mitigation: 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. Likelihood: High Scale: Large scale Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</p>		<p>Allocating all additional housing to towns and larger villages would reduce the critical mass of demand for public transport in some areas; it would however support existing services in the towns and larger villages where transport options already exist. The towns and larger villages have a good range of services and amenities so the need to travel by car would be reduced. Mitigation: 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. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>		<p>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 and may lead to a reduction in services because the critical mass may not be sufficient to maintain them. Mitigation: 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. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>

	Option A All in Science Vale		Option B Allocating sites in the towns and larger villages		Option C Allocating sites in the smaller villages	
7 To conserve and enhance biodiversity	✓	x	✓	x	✓	x
	<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. 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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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. 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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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. 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>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure biodiversity enhance schemes are implemented alongside additional housing development.</p> <p>Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</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.	✓✓		x		x	
	<p>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.</p>		<p>The provision of additional homes will require the use of greenfield land. This option does not automatically take account of designations.</p> <p>Mitigation:</p>		<p>The provision of additional homes will require the use of greenfield land. This option does not automatically take account of designations.</p> <p>Mitigation:</p>	

	Option A All in Science Vale		Option B Allocating sites in the towns and larger villages		Option C Allocating sites in the smaller villages	
	Mitigation / Enhancement: A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		A landscape Capacity Assessment should be carried out to inform the site selection process Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	
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		x		x	
	Focusing the additional housing within Science Vale may have a detrimental impact the on historic environment and local distinctiveness. Mitigation: The historic and archaeological environment constraints should be identified during the site selection process. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		Focusing all additional housing at all towns and larger villages may have a detrimental impact on the historic environment and local distinctiveness. Henley, Thame and Wallingford and many of the larger villages have constraints with regard to the historic environment and archaeological resources. Mitigation: 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 and archaeological resources. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		Focusing all additional housing smaller villages may have a detrimental impact on the historic environment and local distinctiveness. Many of the smaller villages have constraints with regard to the historic environment and archaeological resources. Some of the smaller villages could be impacted even with a smaller amount of development. Mitigation: The historic and archaeological environment constraints should be identified during the site selection process, villages should be excluded where additional housing would lead to an adverse impact on the historic environment and archaeological resources. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	
10 To seek to address the causes and effects of climate change by: 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	✓	x	✓	x	✓	x
	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. Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.		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. Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.		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. Increasing population may result in putting further pressure on resources for example, water capacity and sewage capacity.	

	Option A All in Science Vale		Option B Allocating sites in the towns and larger villages		Option C Allocating sites in the smaller villages	
sources; and d) ensuring that the design and location of new development is resilient to the effects of climate change.	Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		Development sites would be smaller and would be less able to benefit from district heating / renewable energy generation. Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant		Development sites would be smaller and would be less able to benefit from district heating / renewable energy generation. Mitigation / Enhancement: New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant	
11 To reduce the risk of, and damage from, flooding.	✓	x	✓	x	✓	x
	There are a number of flood zones through-out the district, although land is available outside of the flood zones. Focusing all additional housing within the Science Vale area it may not be possible to mitigate flood risk. 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. Enhancement: Use sequential test approach Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.		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. 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. Enhancement: Use sequential test approach. Likelihood: High Scale:		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. 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. Enhancement: Use sequential test approach. Likelihood: High Scale:	
	0		0		0	

	Option A All in Science Vale	Option B Allocating sites in the towns and larger villages	Option C Allocating sites in the smaller villages
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	No direct Impact	No direct Impact	No direct Impact
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 market towns and villages	<div>✓x</div> <p>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. Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant.</p>	<div>✓x</div> <p>Focussing all additional housing in towns and larger 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 market towns and villages. This approach may enhance the rural economy. Enhancement / Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Significance of effect: Significant.</p>	<div>✓x</div> <p>Focussing all additional housing in 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. However, this approach may enhance the rural economy. Enhancement / Mitigation: Ensure good sustainable transport links are provided to enhance the rural economy. Likelihood: High Scale: District wide Temp or perm: Perm Significance of effect: Significant.</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.	<div>✓x</div> <p>This approach is likely to deliver houses through the concentration of housing on the growth point within Science Vale. This option would support the Science Vale AAP; however in the long term, this could create housing market saturation. Mitigation/ Enhancement: Continue to monitor future housing numbers. Likelihood: High Scale: District wide Temp or perm: Perm Timing: Short to long term Significance of effect: Significant</p>	<div>✓x</div> <p>Focussing all additional housing in towns and larger villages would not benefit the development of the knowledge based economy. This approach will not support improvement to the infrastructure required across the Science Vale area. Focussing development in towns and larger villages may not directly benefit rural areas but would benefit the wider economy with indirect benefits. Enhancement / Mitigation: There is little scope to enhance/mitigate this effect. Likelihood: High Scale: District wide Temp or perm: Perm</p>	<div>✓x</div> <p>Focussing all additional housing in small villages would not benefit with the development of the knowledge based economy as these industries like to cluster, therefore people would need to travel to employment. However, this approach may enhance the rural economy. This approach will not support improvement to the infrastructure required across the Science Vale area. Enhancement / Mitigation: There is little scope to enhance/mitigate this effect. Likelihood: High Scale: District wide Temp or perm: Perm</p>
	0	0	0

	Option A All in Science Vale	Option B Allocating sites in the towns and larger villages	Option C Allocating sites in the smaller villages
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.	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0
	No direct impact	No direct impact	No direct impact
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓	✓✓	✓✓
	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.

Appendix A – Table 4 – Sustainability Appraisal Matrices Benson Village Sites

The sites within Benson Village which have been subject to the Sustainability Appraisal process are:

BEN 1, BEN 2, BEN 3, BEN 5, BEN 6, BEN 7 and BEN 8.

Key

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 4 – Benson Village Sites

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
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	✓✓ Site BEN1 is a greenfield site of 24.8 hectares on the northwest side of Benson and is capable in principle of accommodating 215 dwellings at a density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will be required to	✓✓ Site BEN2 is a greenfield site of 3.5 hectares on the north side of Benson, east of BEN1, and is capable in principle of accommodating 60 dwellings density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will	✓✓ Site BEN3 is a greenfield site of 7 hectares on the north side of Benson, between BEN2 and BEN4 and is capable in principle of accommodating 80 dwellings density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will	✓✓ Site BEN5 is a greenfield site of 8.3 hectares on the north eastern side of Benson and is capable in principle of accommodating 85 dwellings density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final	✓✓ Site BEN6 is a greenfield site of 7.7 hectares on the north eastern side of Benson and is capable in principle of accommodating 65 dwellings density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final	✓✓ Site BEN7 is a greenfield site of 6.4 hectares located on the southern edge of Benson and is capable in principle of accommodating 160 dwellings density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will be required to	✓✓ Site BEN8 is a greenfield site of 6.0 hectares on the southern edge of Benson and is capable in principle of accommodating 120 dwellings density of 25dph. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.
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.	✓	✓	✓	✓	✓	✓ x	✓ x
	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime</p>	<p>BEN7 & 8 propose a higher risk to potential future residents due to the location beneath the take-off and approach area for RAF Benson. New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime</p>	<p>BEN7 & 8 propose a higher risk to potential future residents due to the location beneath the take-off and approach area for RAF Benson. New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation Ensure that development is designed to reduce crime and the fear of crime</p>

SA Objectives	BEN 1		BEN 2		BEN 3		BEN 5		BEN 6		BEN 7		BEN 8	
											Work with RAF Benson to consider and reduce any safety concerns.			
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x
	In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the		In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the ability to act as a		In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the ability to act as a		In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the ability to act as a		In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the ability to act as a		In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the ability to act as a		In 2011, Benson village had a population of about 4,754. The nearby MOD base is home to a further 1,800 personnel and their families. The village has a good range of shops and services, including a doctor's surgery and a primary school. The village offers a number of services with the ability to act as a	

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	<p>ability to act as a local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses leave every half an hour. The northern part of the site has poor access to Benson.</p>	<p>local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses leave every half an hour.</p> <p>Mitigation: Ensure good urban design principles are implemented to</p>	<p>local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses leave every half an hour.</p> <p>Mitigation: Ensure good urban design principles are implemented to</p>	<p>local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses every half an hour.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good</p>	<p>local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses leave every half an hour.</p> <p>Mitigation: Ensure good urban design principles are implemented to</p>	<p>local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses leave every half an hour.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the village.</p>	<p>local centre. RAF Benson offers primary school facilities for MoD families. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur. There is a community hall/ village hall and allotments, within walking distance from the site. The nearest secondary school is 3.5 miles away, buses leave every half an hour.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the village.</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.	create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	x	x	x	x	x	xx	xx
	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, this can have negative effects on people's health and well-being. There are safety concerns due to a hazard zone	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, this can have negative effects on people's health and well-being. The village contains 2 x	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, this can have negative effects on people's health and well-being. There is a PROW running	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, this can have negative effects on people's health and well-being. A PROW runs along the	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, this can have negative effects on people's health and well-being. The village contains 2 x allotments sites,	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, BEN 7 is located under the flight path. This is likely to have negative effects on people's health and well-being.	RAF Benson is 1 mile south of Benson village; aircraft noise in the area can be significant, BEN 8 is located under the flight path. This is likely to have negative effects on people's health and well-being.

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	<p>relating to 2 gas pipelines cross the western part of site. The northern part of the site has poor access to Benson Village. The village contains 2 x allotments sites, which can be beneficial to health and well-being.</p> <p>Mitigation Carry out an acoustic study to inform site selection and mitigation required. Work with infrastructure providers to ensure safety concerns are resolved. Ensure good urban design principles are implemented to create good access to Benson Village.</p>	<p>allotments sites, which can be beneficial to health and well-being.</p> <p>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure the allotments of protected.</p>	<p>between the BEN 3 and BEN 4.</p> <p>The village contains 2 x allotments sites, which can be beneficial to health and well-being.</p> <p>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure the allotments are protected.</p> <p>Protect the PROW access.</p>	<p>western boundary. The village contains 2 x allotments sites, which can be beneficial to health and well-being.</p> <p>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure the allotments of protected. Protect the PROW access.</p>	<p>which can be beneficial to health and well-being.</p> <p>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure the allotments of protected.</p>	<p>The village contains 2 x allotments sites, which can be beneficial to health and well-being.</p> <p>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure the allotments of protected.</p>	<p>The village contains 2 x allotments sites, which can be beneficial to health and well-being.</p> <p>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure the allotments of protected.</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	Ensure the allotments of protected.						
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	x	x	x	x	x	x	x
	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable</p>	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>In the short term noise pollution may increase during the construction phase. 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>Mitigation: Carry out an acoustic study to inform site selection and mitigation required. Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>

SA Objectives	BEN 1		BEN 2		BEN 3		BEN 5		BEN 6		BEN 7		BEN 8	
	surfaces and SUDS.													
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x
	Any increase in population may result in additional vehicle use; additional journeys may be required to access secondary schools, sports facilities and other services which do not exist in the village. The northern part of the site has poor access to Benson Village. The A4074 is adjacent to the proposed site, buses run every half an hour to Oxford, Reading and Wallingford. Cycling to Wallingford is approx. 20 minutes.		Any increase in population may result in additional vehicle use; additional journeys may be required to access secondary schools, sports facilities and other services which do not exist in the village. Bus stops along the A4074 are approx 10 minutes' walk. Buses run every half an hour to Oxford, Reading and Wallingford. The site is 5-10 minutes' walk in Benson village to existing facilities within the village. Cycling to Wallingford is		Any increase in population may result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Bus stops along the A4074 are approx. 20 minutes' walk. Buses run every half an hour to Oxford, Reading and Wallingford. The site is 5-10 minutes' walk in Benson village to existing facilities within the village. Cycling to Wallingford is approx. 20 minutes.		Any increase in population may result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Bus stops along the A4074 are approx. 20 minutes' walk. Buses run every half an hour to Oxford, Reading and Wallingford. The site is 5-10 minutes' walk in Benson village to existing facilities within the village. Cycling to Wallingford is approx. 20 minutes.		Any increase in population may result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Bus stops along the A4074 are approx. 20 minutes' walk. Buses run every half an hour to Oxford, Reading and Wallingford. The site is 5-10 minutes' walk in Benson village to existing facilities within the village. Cycling to Wallingford is approx. 20 minutes.		Any increase in population may result in additional vehicle use; additional journeys may be required to access secondary schools, sports facilities and other services which do not exist in the village. The A4074 is adjacent to the proposed sites, buses run every half an hour to Oxford, Reading and Wallingford. The village has no train station. Cycling to Wallingford is approx. 20 minutes. Mitigation: Ensure good urban design principles are implemented to		Any increase in population will result in additional vehicle use; additional journeys may be required to access secondary schools, sports facilities and other services which do not exist in the village. The A4074 is adjacent to the proposed sites, buses run every half an hour to Oxford, Reading and Wallingford. The village has no train station. Cycling to Wallingford is approx. 20 minutes. Mitigation: Ensure good urban design principles are implemented to	

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	<p>The village has no train station. Transport assessment carried on behalf of landowner concluded that a development of approximately 100 dwellings would have a negligible impact on the local road network.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Benson Village, specifically from the south of the site. 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>approx. 20 minutes. The village has no train station.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure good urban design principles are implemented to create good access to Benson Village. 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 village has no train station.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure good urban design principles are implemented to create good access to Benson Village. 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 village has no train station. Transport assessment submitted to the council found that an additional 100 dwellings would have a minimal impact on the local highway network.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Benson Village. 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 village has no train station.</p> <p>Mitigation: Ensure the ETI results inform the decision making process. Ensure good urban design principles are implemented to create good access to Benson Village. 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>create good access to Benson Village. 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>create good access to Benson Village. 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>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
7 To conserve and enhance biodiversity	x	✓ x	✓ x	✓ x	✓ x	✓ x	✓ x
	<p>A BAP Phase 1 survey has been carried out and identified legally protected Eurasian Badger present on site. Willow trees approximately 10 metres tall on the western boundary and low hedging on all other boundaries of the site. Hedgerows provide habitats for a range of species. 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Additional development in</p>	<p>No known biodiversity constraints identified 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Additional development in</p>	<p>No known biodiversity constraints identified. Agricultural land hedging to the West of the boundary. 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental</p>	<p>No known biodiversity constraints identified. Mature hedging to North, East and West. Agricultural land hedging to the West of the boundary. 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources,</p>	<p>Mature hedging on all boundaries Grade 2/3A agricultural land. No known biodiversity constraints identified. 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental</p>	<p>Hedgerows designated as important under the 1997 regulations on the northern border of the site. Grade 2/3A agricultural land. 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have</p>	<p>Mature hedge to the South and North. Grade II agricultural land. 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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Additional development in these areas could</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	<p>SAC Oxford Meadows SAC Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the hedgerows and trees are protected. Key management requirements include maintaining the character of the</p>	<p>these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Key management requirements include maintaining the character of the floodplain landscapes on the edge of the AONB, with their comparative remoteness, and to enhance their ecological character through restoration of waterside pasture and riparian vegetation. Incorporate green infrastructure into the design and biodiversity</p>	<p>effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey. Ensure the Habitats Regulation Assessment Screening is undertaken.</p>	<p>both can have detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey. Ensure the Habitats Regulation Assessment Screening is undertaken.</p>	<p>effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey. Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Key management requirements include maintaining the character of the floodplain landscapes on the edge of the AONB, with their comparative remoteness, and to enhance their ecological character through restoration of waterside pasture and riparian vegetation. Incorporate green infrastructure into the design and biodiversity</p>	<p>assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey. Ensure the Habitats Regulation Assessment Screening is undertaken..</p>

SA Objectives	BEN 1		BEN 2		BEN 3		BEN 5		BEN 6		BEN 7		BEN 8	
	floodplain landscapes on the edge of the AONB, with their comparative remoteness, and to enhance their ecological character through restoration of waterside pasture and riparian vegetation. Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken.		enhancement schemes. Carry out a BAP phase 1 survey. Ensure the Habitats Regulation Assessment Screening is undertaken.								enhancement schemes. Carry out a BAP phase 1 survey. Ensure the Habitats Regulation Assessment Screening is undertaken.			
8 To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x
	Site BEN1 is a greenfield site of 24.8 hectares on the north west side of Benson. BEN1 is not within the Green Belt or the		Site BEN2 is a greenfield site of 3.5 hectares on the north side of Benson. BEN2 is not within the Green Belt or the		Site BEN3 is a greenfield site of 7 hectares on the north side of Benson, between BEN2 and BEN4. BEN3 is not		Site BEN5 is a greenfield site of 8.3 hectares on the north eastern side of Benson. BEN5 is not within the Green Belt or the		Site BEN6 is a greenfield site of 7.7 hectares on the north eastern side of Benson. BEN5 is not within the Green Belt or the		Site BEN7 is a greenfield site of 6.4 hectares located on the southern edge of Benson. BEN7 is not within the Green		Site BEN8 is a greenfield site of 6.0 hectares on the southern edge of Benson. BEN8 is not within the Green Belt or the	

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
designated for their landscape importance, minerals, biodiversity and soil quality.	<p>Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 200m to the north west. The LCA recommended that only part of this site is considered further on landscape and visual grounds. The intervisibility of the site with the NWD AONB further constrains the site. The site is Grade 2 agricultural land according to the MAFF data. However an independent study showed the land to be 49% grade 3a, 5% grade 3b and 46% grade 2.</p> <p>Mitigation</p>	<p>Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 700m to the north west. Grade 2 agricultural land. It is recommended that only part of this site is considered further on landscape and visual grounds. The capacity of the site is constrained by the strong relationship of the western section of site with the wider countryside and the intervisibility of the site with the NWD AONB.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the</p>	<p>within the Green Belt or the Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 900m to the south west. The site lies within LCA 3 The Clay Vale / LCT Undulating, open vale The eastern and northern edges of the site abut open countryside; BEN4 to the east, with a PROW running between the sites, and pasture stretching off to the north. Grade 2 agricultural land.</p> <p>Mitigation: It is recommended that only part of this site is considered further on landscape and</p>	<p>Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 1100m to the south west. Grade II agricultural land according to MAFF data. However an independent report done on behalf of landowner showed that 69% is grade 3b, 15% 3a and 16% grade 2. It is recommended that only part of this site is considered further on landscape and visual grounds. At a nominal density of 25 dph, 85 dwellings might be accommodated on site BEN5</p> <p>Mitigation</p>	<p>Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 1300m to the south west. Grade 2/3A agricultural land. It is recommended that only part of the site is considered further on landscape and visual grounds. At a nominal density of 25 dph, 65 dwellings might be accommodated on site BEN6.</p> <p>Mitigation A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual</p>	<p>Belt or the Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 250m to the west. Grade 2 agricultural land. It is recommended that the whole of this site is considered further.</p> <p>Mitigation: A detailed landscape and visual impact assessment to assess the visual impact on the NWD AONB and the Chilterns AONB whilst respecting the distinctive character of Benson and its rural setting. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>Chilterns AONB but is within the setting of the North Wessex Downs AONB, whose boundary lies some 250m to the west. Grade 2 agricultural land</p> <p>Mitigation It is recommended that the whole of this site is considered further subject to the factors listed in the LCA recommendations including the development of BEN7 and a detailed landscape and visual impact assessment to assess the visual impact on the NWD AONB and the Chilterns AONB whilst respecting the distinctive character of Benson and its rural setting.</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	<p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. Appropriate access to the site would need to be confirmed. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>site. A lower density may be necessary to avoid visual intrusion from the built form. Mitigation: Key management requirements include maintaining the character of the floodplain landscapes on the edge of the AONB, with their comparative remoteness, and to enhance their ecological character through restoration of waterside pasture and riparian vegetation. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>visual grounds. At a nominal density of 25 dph, 80 dwellings might be accommodated on site BEN3. Mitigation A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. The overall management objective is to conserve and enhance the rural agricultural character of the Moreton Plain, which provides a transition between the chalk uplands and the clay Vale should be maintained.</p>	<p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>intrusion from the built form. Considers ways to mitigate the loss of good quality agriculture land.</p>		<p>Considers ways to mitigate the loss of good quality agriculture land.</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
			Considers ways to mitigate the loss of good quality agriculture land.				
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.	xx	x	x	x	x	xx	xx
	<p>The northern and western edges of the site abut open countryside with the south eastern boundary formed by rear gardens of houses and the southern boundary by Littleworth Road, with houses in the Conservation Area opposite. The site forms part of the setting of the Benson Conservation Area to which it is adjacent. Archaeological restraints are unknown. The Council will ensure that all new</p>	<p>The site lies within LCA 4 River Thames Corridor / LCT Flat, open farmland, Grade 2 agricultural land.</p> <p>Archaeological restraints are unknown.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the</p>	<p>The site is LCA 3 The Clay Vale / LCT Undulating, open vale. The eastern and northern edges of the site abut open countryside, the setting is very rural.</p> <p>Archaeological restraints are unknown.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to</p>	<p>The site is LCA 5D Moreton Plain lies some 1100m from the western boundary of BEN5 and hence the site has the potential to affect the character of this area.</p> <p>Moreton Plain is a transitional landscape between the chalk uplands to the south and the clay Vale to the north. Consideration should be given to the impact of new development on the AONB boundary on both the character of the AONB and in</p>	<p>The North Wessex Downs AONB LCA 5D Moreton Plain lies some 1300m from the western boundary of BEN6 and hence the site has the potential to affect the character of this area.</p> <p>Moreton Plain is a transitional landscape between the chalk uplands to the south and the clay Vale to the north. Consideration should be given to the impact of new development on the AONB boundary on both the character of the AONB and in</p>	<p>Archaeological restraint has been identified on the site.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation: With regard to the historic environment: A predetermination archaeological desk-based</p>	<p>Archaeological restraint has been identified on the site.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation: With regard to the historic environment: A predetermination archaeological desk-based</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
	<p>development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation 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>	<p>historic environment.</p> <p>Mitigation: Key management requirements include maintaining the character of the floodplain landscapes on the edge of the AONB, with their comparative remoteness, and to enhance their ecological character through restoration of waterside pasture and riparian vegetation. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and</p>	<p>preserve and enhance the historic environment.</p> <p>Mitigation A detailed landscape and visual impact assessment to assess the visual impact on the NWD AONB whilst respecting the distinctive character of Benson and its rural setting. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>views from the higher ground.</p> <p>Archaeological restraints are unknown. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation: Key management requirements of relevance are to conserve and enhance the rural agricultural character of the Moreton Plain, which provides a transition</p>	<p>views from the higher ground.</p> <p>Archaeological restraints are unknown. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a</p>	<p>assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
		appropriate level of mitigation.		between the chalk uplands and the clay Vale. With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	suitable and appropriate level of mitigation		
10 To seek to address the causes and effects of climate change by: a) securing sustainable building practices which conserve energy,	✓	✓	✓	✓	✓	✓	✓
	New development offers the opportunity to implement sustainable design principles. Additional dwellings will put	New development offers the opportunity to implement sustainable design principles.	New development offers the opportunity to implement sustainable design principles.	New development offers the opportunity to implement sustainable design principles.	New development offers the opportunity to implement sustainable design principles.	New development offers the opportunity to implement sustainable design principles. Additional dwellings will put pressure	New development offers the opportunity to implement sustainable design principles. Additional dwellings will put pressure

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
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>pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</p> <p>Include SUDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>	<p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</p> <p>Include SUDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>	<p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</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 ensure water and sewage capacity is maintained.</p>	<p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</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 ensure water and sewage capacity is maintained.</p>	<p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</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 ensure water and sewage capacity is maintained.</p>	<p>resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>	<p>resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation:</p> <p>Include SUDS in all designs.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p> <p>.</p>
	xx	✓	✓	✓	✓	✓	✓

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
compost, or energy recovery.	<p>demolition waste being produced.</p> <p>Mitigation: 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>	<p>demolition waste being produced.</p> <p>Mitigation: 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>	<p>demolition waste being produced.</p> <p>Mitigation: 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>	<p>demolition waste being produced.</p> <p>Mitigation: 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>	<p>demolition waste being produced.</p> <p>Mitigation: 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>	<p>demolition waste being produced.</p> <p>Mitigation: 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>	<p>demolition waste being produced.</p> <p>Mitigation: 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>
	✓	✓	✓	✓	✓	✓	✓

SA Objectives	BEN 1	BEN 2	BEN 3	BEN 5	BEN 6	BEN 7	BEN 8
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 market towns and villages	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>	<p>Additional housing will increase the population and maintain and enhance the rural economy.</p> <p>Mitigation: 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.</p>

Appendix A – Table 5 – Sustainability Appraisal Matrices Chinnor Village Sites

The sites within Chinnor Village which have been subject to the Sustainability Appraisal process are:

CHI 1, CHI 7, CHI 8, CHI 20 and CHI 21

Key:

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 5 – Chinnor Village Sites

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
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	✓ Site CHI 1 is a greenfield site of 10.1 hectares on the southern edge of Chinnor. At a nominal density of 25 dph, 85 dwellings might be accommodated on site CHI 1. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to	✓ CHI 7 is a greenfield site of 3.6ha on the north side of Chinnor. At a nominal density of 25 dph, 80 dwellings might be accommodated on site CHI 7. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	✓ CHI 8 is a greenfield site of 2.6 ha on the north side of Chinnor. At a nominal density of 25 dph, 65 dwellings might be accommodated on site CHI 8. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	✓ CHI 20 is greenfield site of 3.5ha on the south-east side of Chinnor. At a nominal density of 25 dph, 90 dwellings might be accommodated on site CHI 20. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.	✓ CHI 21 is a greenfield site of 3.8ha on the south-east side of Chinnor. At a nominal density of 25 dph, 95 dwellings might be accommodated on site CHI 21. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,		CHI 21	
	avoid visual intrusion from the built form.						
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.	✓	✓	✓	✓	x	✓	x
	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>	<p>Access for CHI 20 and CHI21 is through the existing housing estate to the north where the roads are narrow and already extensively used for parking, they may be safety issues to consider.</p> <p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime. Consider how to address the access to the site and parking issues.</p>		<p>Access for CHI 20 and CHI21 is through the existing housing estate to the north where the roads are narrow and already extensively used for parking, they may be safety issues to consider.</p> <p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles.</p> <p>Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime. Consider how to address the access to the site and parking issues.</p>	
3 To improve accessibility for everyone to health, education, recreation, cultural,	✓	✓	✓	✓		✓	
	In 2011, Chinnor village had a population of about 5,925. The village	This site is infill into the existing village adjacent to the school. In 2011,	This site is infill into the existing village adjacent to the school.	In 2011, Chinnor village had a population of about 5,925. The village		In 2011, Chinnor village had a population of about 5,925. The village	

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
and community facilities and services.	<p>has a good range of shops and services, including a doctor's surgery, dentist surgery and two primary schools. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>There is a community hall/ village hall and allotments, within walking distance from the site. There are secondary schools approx. 3-4 miles away from the site. Bus services are hourly. Cycling would take approx. 30 minutes. Residents have suggested that allotments and play parks would be required to support population growth.</p> <p>Mitigation: Ensure good urban design principles are</p>	<p>Chinnor village had a population of about 5,925. The village has a good range of shops and services, including a doctor's surgery, dentist surgery and two primary school. The village offers a number of services with the ability to act as a local centre Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>There is a community hall/ village hall and allotments, within walking distance from the site. There are secondary schools approx. 3-4 miles away from the site. Bus services are hourly. Cycling would take approx. 30 minutes. Residents have suggested that allotments and play parks would be required to support population growth.</p>	<p>In 2011, Chinnor village had a population of about 5,925. The village has a good range of shops and services, including a doctor's surgery, dentist surgery and a primary school. The village offers a number of services with the ability to act as a local centre Further housing offer the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>There is a community hall/ village hall and allotments, within walking distance from the site. There are secondary schools approx. 3-4 miles away from the site. Bus services are hourly. Cycling would take approx. 30 minutes. Residents have suggested that allotments and play parks would be required to support population growth.</p>	<p>has a good range of shops and services, including a doctor's surgery, dentist surgery and a primary school. The village offers a number of services with the ability to act as a local centre Further housing offer the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>There is a community hall/ village hall and allotments, within walking distance from the site. There are secondary schools approx. 3-4 miles away from the site. Bus services are hourly. Cycling would take approx. 30 minutes. Residents have suggested that allotments and play parks would be required to support population growth.</p> <p>Mitigation:</p>	<p>has a good range of shops and services, including a doctor's surgery, dentist surgery and a primary school. The village offers a number of services with the ability to act as a local centre Further housing offer the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>There is a community hall/ village hall and allotments, within walking distance from the site. There are secondary schools approx. 3-4 miles away from the site. Bus services are hourly. Cycling would take approx. 30 minutes. Residents have suggested that allotments and play parks would be required to support population growth.</p> <p>Mitigation:</p>

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
	implemented to create good access to the village and integrate new housing development. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.	Mitigation: Ensure good urban design principles are implemented to create good access to the village and integrate new housing development. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	Mitigation: Ensure good urban design principles are implemented to create good access to the village and integrate new housing development. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	Ensure good urban design principles are implemented to create good access to the village and integrate new housing development. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally	Ensure good urban design principles are implemented to create good access to the village and integrate new housing development. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓	✓✓	✓✓	✓	✓
	As a large village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of the site. Residents have suggested that allotments and play parks would be required to support population growth. The site is predominantly rural in character but some	As a large village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of the site. Residents have suggested that allotments and play parks would be required to support population growth. The site is predominantly rural in character.	As a large village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of the site. Residents have suggested that allotments and play parks would be required to support population growth. This site is infill into the existing village adjacent to the school. This	As a large village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of the site. Residents have suggested that allotments and play parks would be required to support population growth. Mitigation:	As a large village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of the site. Residents have suggested that allotments and play parks would be required to support population growth. Mitigation:

SA Objectives	CHI 1		CHI 7,		CHI 8,		CHI 20,		CHI 21	
	<p>localised intrusion of main roads (including M40/A40), overhead power lines and built development.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Chinnor Village. Ensure improvements to service provision commensurate with any increases in population. Ensure that any safety issues with the overhead power lines are resolved. Consider mitigating noise associated with M40/A40.</p>		<p>This site is infill into the existing village adjacent to the school. This provides opportunity for community cohesion.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Chinnor Village. Ensure improvements to service provision commensurate with any increases in population. Ensure that any safety issues with the overhead power lines are resolved. Consider mitigating noise associated with M40/A40.</p>		<p>provides opportunity for community cohesion.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Chinnor Village. Ensure improvements to service provision commensurate with any increases in population.</p>		<p>Ensure good urban design principles are implemented to create good access to Chinnor Village. Ensure improvements to service provision commensurate with any increases in population.</p>		<p>Ensure good urban design principles are implemented to create good access to Chinnor Village. Ensure improvements to service provision commensurate with any increases in population.</p>	
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x	✓	x	✓	x	✓	x	✓	x
	<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.</p>		<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.</p>		<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.</p>		<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.</p>		<p>Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.</p>	

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	<p>The site is predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development. Local residents have concerns about water supply and sewage capacity.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS. Ensure that any safety issues with the overhead power lines are resolved. Consider mitigating noise associated with M40/A40.</p>	<p>The site is predominantly rural character but some localised intrusion of main roads (including M40/A40), overhead power lines and built development. Local residents have concerns about water supply and sewage capacity. Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS. Ensure that any safety issues with the overhead power lines are resolved. Consider mitigating noise associated with M40/A40.</p>	<p>Local residents have concerns about water supply and sewage capacity. Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>Local residents have concerns about water supply and sewage capacity. Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>Local residents have concerns about water supply and sewage capacity. Mitigation: Ensure phasing of development occurs to reduce noise impacts. 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.	<div>✓</div> <div>x</div> <p>Chinnor has no train station in the village; there is good access from direct bus links with Thame, High Wycombe, and Princes Risborough railway station on the Chiltern Main Line, buses run hourly.</p>	<div>✓</div> <div>x</div> <p>Chinnor has no train station in the village; there is good access from direct bus links with Thame, High Wycombe, and Princes Risborough railway station on the Chiltern Main Line, buses run hourly.</p>	<div>✓</div> <div>x</div> <p>Chinnor has no train station in the village; there is good access from direct bus links with Thame, High Wycombe, and Princes Risborough railway station on the Chiltern Main Line, buses run hourly.</p>	<div>✓</div> <div>x</div> <p>Chinnor has no train station in the village; there is good access from direct bus links with Thame, High Wycombe, and Princes Risborough railway station on the Chiltern Main Line, buses run hourly.</p>	<div>✓</div> <div>x</div> <p>Chinnor has no train station in the village; there is good access from direct bus links with Thame, High Wycombe, and Princes Risborough railway station on the Chiltern Main Line, buses run hourly.</p>

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	<p>Buses run hourly to Oxford and Reading, the bus stop to all destinations is approx. 2 minutes' walk from the site.</p> <p>Access is good to the M40.</p> <p>The village has a good range of shops and services, including a doctor's surgery, dentist surgery, pharmacy, post office and 2 primary schools.</p> <p>The site is approx. 6 minutes and/or 10 minutes' walk to 2 primary schools in the village, and 6 and/or 10 minutes' walk to a doctor's surgery.</p> <p>There are secondary schools Thame, Princes Risborough and High Wycombe, buses run hourly. Cycling would take approx. 30 minutes or longer.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will</p>	<p>Buses run hourly to Oxford and Reading, the bus stop to all destinations is approx. 3 minutes' walk from the site.</p> <p>Access is good to the M40.</p> <p>The village has a good range of shops and services, including a doctor's surgery, dentist surgery, pharmacy, post office and 2 primary schools.</p> <p>The site is approx. 10 minutes' walk to 2 primary schools in the village and 10 minutes' walk to a doctor's surgery.</p> <p>There are secondary schools Thame, Princes Risborough and High Wycombe, buses run hourly. Cycling would take approx. 30 minutes or longer.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the</p>	<p>Buses run hourly to Oxford and Reading, the bus stop to all destinations is approx. 3 minutes' walk from the site.</p> <p>Access is good to the M40.</p> <p>The village has a good range of shops and services, including a doctor's surgery, dentist surgery, pharmacy, post office and 2 primary schools.</p> <p>The site is approx. 10 minutes' walk to 2 primary schools in the village and 10 minutes' walk to a doctor's surgery.</p> <p>There are secondary schools Thame, Princes Risborough and High Wycombe, buses run hourly. Cycling would take approx. 30 minutes or longer.</p> <p>There is an outstanding planning application for the site which includes suggestions for transport</p>	<p>Buses run hourly to Oxford and Reading, the bus stop to all destinations is approx. 2 minutes' walk from the site.</p> <p>Access is good to the M40.</p> <p>The village has a good range of shops and services, including a doctor's surgery, dentist surgery, pharmacy, post office and 2 primary schools.</p> <p>The site is approx. 6 minutes and/or 10 minutes' walk to 2 primary schools in the village and 10 minutes' walk to a doctor's surgery.</p> <p>There are secondary schools Thame, Princes Risborough and High Wycombe, buses run hourly. Cycling would take approx. 30 minutes or longer.</p> <p>Access is good to the M40.</p>	<p>Buses run hourly to Oxford and Reading, the bus stop to all destinations is approx. 2 minutes' walk from the site.</p> <p>Access is good to the M40.</p> <p>The village has a good range of shops and services, including a doctor's surgery, dentist surgery, pharmacy, post office and 2 primary schools.</p> <p>The site is approx. 10 minutes' walk to 2 primary schools in the village and 10 minutes' walk to a doctor's surgery.</p> <p>There are secondary schools Thame, Princes Risborough and High Wycombe, buses run hourly. Cycling would take approx. 30 minutes or longer.</p> <p>Access is good to the M40. Any increase in population will result in additional vehicle use;</p>

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	<p>be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Chinnor Village. 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>decision making process. Ensure good urban design principles are implemented to create good access to Chinnor Village. 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>improvements. This site provides the opportunity to improve the road junction at the corner (this is particularly difficult for large vehicles at the moment so improvement is seen as a significant benefit). Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Ensure good urban design principles are implemented to create good access to Chinnor Village. 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>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Ensure good urban design principles are implemented to create good access to Chinnor Village. 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>additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Ensure good urban design principles are implemented to create good access to Chinnor Village. 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>
7 To conserve and enhance biodiversity	<p>x</p> <p>The south-eastern boundary is a mature hedgerow which separates the site from the proposed wildlife area on the former</p>	<p>✓</p> <p>Mature dense hedgerows along western (off site), southern and northern boundary with several mature hedgerow trees.</p>	<p>✓</p> <p>All boundaries marked by mature hedging. A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider</p>	<p>✓</p> <p>No ecological constraints identified. A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider</p>	<p>✓</p> <p>No ecological constraints identified. A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider</p>

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	<p>Quarry. The site lies within an area of pasture adjacent to the Oakley Conservation Area.</p> <p>A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider ecological area are unknown.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. 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</p>	<p>A BAP Phase 1 survey has not been carried out, therefore biodiversity on the site and links with the wider ecological area are unknown.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. 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>Mitigation: Protect the hedgerows.</p>	<p>ecological area are unknown.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. 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>Mitigation: Protect the hedgerows. Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p>	<p>ecological area are unknown.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. 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>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey.</p>	<p>ecological area are unknown.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. 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>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey.</p>

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	<p>have detrimental effects on SAC's.</p> <p>Mitigation: A substantial Green Infrastructure link and landscape buffer should be created between the quarry wildlife area and the area of pasture.</p> <p>Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Incorporate green infrastructure into the design and biodiversity enhancement schemes. Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</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>x</p> <p>CHI 1 does not lie within a Green belt or an AONB but is only 360m from the Chilterns AONB escarpment and is part of the open flat rural landscape that forms the setting to the AONB. The most northerly part is separated from the AONB by the Cement works housing area. The area of pasture lies adjacent to the Oakley Conservation Area. The</p>	<p>✓</p> <p>x</p> <p>CH1 7 does not lie within a Green belt or an AONB and is 1.3km from the Chilterns AONB escarpment, separated by the built form of Chinnor.</p> <p>Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land.</p> <p>Mitigation:</p>	<p>✓</p> <p>CH1 8 does not lie within a Green belt or an AONB and is 1.3km from the Chilterns AONB escarpment, separated by the built form of Chinnor.</p> <p>Mitigation: It is recommended that most of the site is considered further on landscape and visual grounds subject to the retention of the tree and hedgerow belts around</p>	<p>✓</p> <p>CH20 does not lie within a Green belt or an AONB but is only 360m from the Chilterns AONB escarpment and is part of the open flat rural landscape that forms the setting to the AONB. However it is separated from the AONB by the Cement works housing area.</p> <p>Mitigation: It is recommended that the whole site be considered as a site</p>	<p>✓</p> <p>CH21 does not lie within a Green belt or an AONB but is only 360m from the Chilterns AONB escarpment and is part of the open flat rural landscape that forms the setting to the AONB. However it is separated from the AONB by the Cement works housing area.</p> <p>Mitigation: It is recommended that the whole site be considered as a site</p>

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	<p>LCA recommended that only part of this site is considered further on landscape and visual grounds.</p> <p>Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. Appropriate access to the site would need to be confirmed. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>It is recommended that most of the site is considered further on landscape and visual grounds subject to the retention of the tree and hedgerow belts around the site and provision of a substantive tree buffer to the northern boundary.</p> <p>Considers ways to mitigate the loss of good quality agriculture land</p>	<p>the site and provision of a substantive tree buffer to the northern boundary.</p> <p>Considers ways to mitigate the loss of good quality agriculture land</p>	<p>option on landscape and visual grounds. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.</p>	<p>option on landscape and visual grounds. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion</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	x	✓	✓	✓	✓
	<p>Small enclosed field is part of pattern of pasture fields forming historic setting to Oakley Conservation Area.</p> <p>The Council will ensure that all new development complies</p>	<p>No historic environment or archaeological constraints have been identified.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design</p>	<p>No historic environment or archaeological constraints have been identified.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design</p>	<p>No historic environment or archaeological constraints have been identified.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design</p>	<p>No historic environment or archaeological constraints have been identified.</p> <p>The Council will ensure that all new development complies with the South Oxfordshire Design</p>

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
and reinforces local distinctiveness.	with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment. Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.
10 To seek to address the causes and effects of climate change by: a) securing sustainable building practices which conserve energy, water resources and materials; b) protecting, enhancing and improving our water supply where possible	✓ New development offers the opportunity to implement sustainable design principles. 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.	✓ New development offers the opportunity to implement sustainable design principles. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.	✓ New development offers the opportunity to implement sustainable design principles. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.	✓ New development offers the opportunity to implement sustainable design principles. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.	✓ New development offers the opportunity to implement sustainable design principles. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
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>Local residents have concerns about water supply and sewage capacity; Thames Water has said that sewerage upgrades will be required before any new homes are built. Mitigation: 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 ensure water and sewage capacity is available.</p>	<p>Local residents have concerns about water supply and sewage capacity; Thames Water has said that sewerage upgrades will be required before any new homes are built. Mitigation: 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 ensure water and sewage capacity is maintained.</p>	<p>Local residents have concerns about water supply and sewage capacity; Thames Water has said that sewerage upgrades will be required before any new homes are built. Mitigation: 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 ensure water and sewage capacity is maintained.</p>	<p>Local residents have concerns about water supply and sewage capacity; Thames Water has said that sewerage upgrades will be required before any new homes are built. Mitigation: 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 ensure water and sewage capacity is maintained.</p>	<p>Local residents have concerns about water supply and sewage capacity; Thames Water has said that sewerage upgrades will be required before any new homes are built. Mitigation: 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 ensure water and sewage capacity is maintained.</p>
11 To reduce the risk of, and damage from, flooding.	✓	✓	✓	✓	✓
	<p>Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to</p>	<p>Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to</p>	<p>Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to</p>	<p>Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to</p>	<p>Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to</p>

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
	flood prevention and resilience to climate change.	flood prevention and resilience to climate change.	flood prevention and resilience to climate change.	flood prevention and resilience to climate change.	flood prevention and resilience to climate change.
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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 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	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out the development of new housing. Encourage	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out the development of new housing. Encourage	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out the development of new housing. Encourage	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out the development of new housing. Encourage	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out the development of new housing. Encourage

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
high-value-added, sustainable, low-impact activities; c) small firms, particularly those that maintain and enhance the rural economy; and d) thriving economies in market towns and villages	green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.	green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.	green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.	green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.	green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.
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.	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact

SA Objectives	CHI 1	CHI 7,	CHI 8,	CHI 20,	CHI 21
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	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓	✓✓	✓✓	✓✓	✓✓
	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.

Appendix A – Table 6 – Sustainability Appraisal Matrices

The sites within Cholsey Village which have been subject to the Sustainability Appraisal process are:

CHOL1, CHOL 2, CHOL 3, CHOL 7 and CHOL 8.

Key:

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 6 – Cholsey Village Sites

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
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	✓✓ CHOL 1 is a green field site with a well-used farmstead adjacent to Wallingford Road, together comprising 3.2 ha. At a nominal density of 25 dph, 70 dwellings might be accommodated on the site. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. The shape of the	✓✓ CHOL 2 is a greenfield site comprising of a large open field of 29 ha. It is recommended that the site has a 'reduced area' for development, therefore at a nominal density of 25 dph, 345 dwellings might be accommodated on the site. Mitigation: It is recommended that the site has a 'reduced area' for development. A full detailed landscape and visual impact	✓✓ CHOL 3 is a greenfield site comprising of an open field of 2.5ha. At a nominal density of 25 dph, up to 60 dwellings might be accommodated on site CHOL 2. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Mitigation: A full detailed landscape and visual impact assessment will	✓✓ CHOL 7 is a greenfield site comprising of a large open field of 8.8ha. It is recommended that the site has a 'reduced area' for development, therefore at a nominal density of 25 dph, 65 dwellings might be accommodated on the site Mitigation: It is recommended that the site has a 'reduced area' for development. A full detailed	✓✓ CHOL 8 is an agricultural site of old barns comprising 0.48 ha. At a nominal density of 25 dph, 15 dwellings might be accommodated on the site. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	site and village character may lead to lower numbers being more appropriate e.g. excluding development on the portion of the site adjacent to the allotments.	assessment will be required to inform the final capacity of the site.	be required to inform the final capacity of the site.	landscape and visual impact assessment will be required to inform the final capacity of the site.	
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.	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime	✓ New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓ x Cholsey village is a large village in South Oxfordshire with a population of approx. 5,500. The village facilities consist of the following: Primary school, community centre/village hall, grocery store, pub, pharmacy and post office.	✓ x Cholsey village is a large village in South Oxfordshire with a population of approx. 5,500. The village facilities consist of the following: Primary school, community centre/village hall, grocery store, pub, pharmacy and post office.	✓ x Cholsey village is a large village in South Oxfordshire with a population of approx. 5,500. The village facilities consist of the following: Primary school, community centre/village hall, grocery store, pub, pharmacy and post office.	✓ x Cholsey village is a large village in South Oxfordshire with a population of approx. 5,500. The village facilities consist of the following: Primary school, community centre/village hall, grocery store, pub, pharmacy and post office.	✓ x Cholsey village is a large village in South Oxfordshire with a population of approx. 5,500. The village facilities consist of the following: Primary school, community centre/village hall, grocery store, pub, pharmacy and post office.

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	<p>The village has no doctors' surgery or dentist. The nearest doctors and dentist surgery is approx. 2 miles away.</p> <p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd.</p> <p>Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>The site is adjacent to allotments.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to the village.</p> <p>Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are</p>	<p>The village has no doctors' surgery or dentist. The nearest doctors and dentist surgery is approx. 2 miles away.</p> <p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to the village.</p> <p>Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally and</p>	<p>The village has no doctors' surgery or dentist. The nearest doctors and dentist surgery is approx. 2 miles away.</p> <p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd.</p> <p>Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to the village.</p> <p>Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally and</p>	<p>The village has no doctors' surgery or dentist. The nearest doctors and dentist surgery is approx. 2 miles away.</p> <p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd.</p> <p>Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to the village.</p> <p>Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally and</p>	<p>The village has no doctors' surgery or dentist. The nearest doctors and dentist surgery is approx. 2 miles away.</p> <p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd.</p> <p>Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to the village.</p> <p>Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally and</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7		CHOL 8	
	provided locally and encourage the delivery of the dedicated cycle path to Wallingford. Consider opportunities for green infrastructure and safe cycle routes to school and colleges.	Consider opportunities for green infrastructure and safe cycle routes to school and colleges.	encourage the delivery of the dedicated cycle path to Wallingford. Consider opportunities for green infrastructure and safe cycle routes to school and colleges.	encourage the delivery of the dedicated cycle path to Wallingford. Consider opportunities for green infrastructure and safe cycle routes to school and colleges.		encourage the delivery of the dedicated cycle path to Wallingford. Consider opportunities for green infrastructure and safe cycle routes to school and colleges.	
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓ As a large village there are a good range of shops and services, including a pharmacy, a primary school, community centre and allotments. Site is located reasonably close to the centre of the village and its frontage in within a band of ribbon development extending north along Wallingford Road. The site's southern boundary abuts residential properties with short gardens, and is adjacent is to allotments. Mitigation: Ensure good urban design principles are	✓ As a large village there are a good range of shops and services, including a pharmacy, a primary school, community centre and allotments. Site is a very large sloping site located on the eastern edge of the village at the rear of residential properties. It falls between the existing village and the new housing community Cholsey Meadows at the converted Fair Mail Hospital. The site offers the potential to improve community cohesion between the existing village and the Cholsey Meadows development.	✓ As a large village there are a good range of shops and services, including a pharmacy, a primary school, community centre and allotments. Site is located on the edge of the village at the rear of residential properties. Mitigation: Ensure good urban design principles are implemented to create good access to Cholsey village from the site. New development should be sympathetic to the existing houses to promote social cohesion. If developed	✓	x As a large village there are a good range of shops and services, including a pharmacy, a primary school, community centre and allotments. The site has a rural character with few detracting influences; the site is sloped, social cohesion with the rest of the village may be difficult due to the location on far edge of village. Mitigation: Ensure good urban design principles are implemented to create good access to Cholsey village from the site.	✓	x As a large village there are a good range of shops and services, including a pharmacy, a primary school, community centre and allotments. The site has a rural character with few detracting influences; pedestrian access from the village is a 15 minute walk up a hill to the top edge of the village. Social cohesion with the rest of the village may be difficult due to the location. Mitigation: Ensure good urban design principles are implemented to create

SA Objectives	CHOL 1		CHOL 2	CHOL 3	CHOL 7	CHOL 8	
	<p>implemented to create good access to Cholsey village from the site.</p> <p>New development should be sympathetic to the existing houses to promote social cohesion. Could consider providing garden extensions to homes in Rothwells Close to mitigate the impact of new development.</p> <p>Continue to work with Oxford County Council to ensure school facilities are provided locally.</p> <p>Ensure the allotments are protected, potential for extending the allotment northwards or providing a community orchard on this land.</p>		<p>Could be developed in conjunction with CHOL3.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Cholsey village from the site.</p> <p>New development should be sympathetic to the existing houses to promote social cohesion, and improve integration with Cholsey Meadows development.</p> <p>Continue to work with Oxford County Council to ensure school facilities are provided locally.</p> <p>Ensure the allotments are protected.</p>	<p>in conjunction with CHOL2, the site offers the potential to improve community cohesion between the existing village and the Cholsey Meadows development.</p> <p>Continue to work with Oxford County Council to ensure school facilities are provided locally.</p> <p>Ensure the allotments are protected.</p>	<p>New development should be sympathetic to the existing houses to promote social cohesion.</p> <p>Continue to work with Oxford County Council to ensure school facilities are provided locally.</p> <p>Ensure the allotments are protected.</p>	<p>good access to Cholsey village from the site.</p> <p>New development should be sympathetic to the existing houses to promote social cohesion.</p> <p>Continue to work with Oxford County Council to ensure school facilities are provided locally.</p> <p>Ensure the allotments are protected.</p>	
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x	x	x	x	✓	x
	<p>Part of the site is built on with agricultural buildings and farmyard. The removal of greenfield land may result in pollution from</p>		<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality. In the short term noise pollution may increase</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality. In the short term noise pollution may increase</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality. In the short term noise pollution may increase</p>	<p>The site is built on with agricultural barns. In the short term noise pollution may increase during the construction phase.</p>	

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	<p>surface run-off and reducing soil quality. In the short term noise pollution may increase during the construction phase.</p> <p>The site is considered Grade 2 agricultural land.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>during the construction phase. The site is considered Grade 2 agricultural land.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>during the construction phase. The site is considered Grade 2 agricultural land.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>during the construction phase. The site is considered Grade 2 agricultural land. Part of the site within Minerals Consultation Zone.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS. Continue to work with Oxfordshire County Council who are responsible for mineral extraction resources.</p>	<p>The site is considered Grade 4 (poor quality) agricultural land. Part of the site within Minerals Consultation Zone.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS. Continue to work with Oxfordshire County Council who are responsible for mineral extraction resources.</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 village of Cholsey has good rail connections to Reading, Oxford and London, as well as strong road links to Wallingford, Reading and Oxford.</p> <p>Site is located fairly near the centre of village and fronts onto the main road.</p> <p>There is a primary school 10 minutes from</p>	<p>The village of Cholsey has good rail connections to Reading, Oxford and London, as well as strong road links to Wallingford, Reading and Oxford.</p> <p>Site is located on the edge of the village at the rear of residential properties.</p> <p>There is a primary school 10 minutes from the site. The school has</p>	<p>The village of Cholsey has good rail connections to Reading, Oxford and London, as well as strong road links to Wallingford, Reading and Oxford.</p> <p>Site is located on the edge of the village at the rear of residential properties.</p> <p>There is a primary school 10 minutes from</p>	<p>The village of Cholsey has good rail connections to Reading, Oxford and London, as well as strong road links to Wallingford, Reading and Oxford.</p> <p>The site has a rural character with few detracting influences; the site is sloped.</p> <p>There is a primary school 10 minutes from</p>	<p>The village of Cholsey has good rail connections to Reading, Oxford and London, as well as strong road links to Wallingford, Reading and Oxford.</p> <p>The site has a rural character, pedestrian access from the village is a 20 minute walk up a slope to the top edge of the village.</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	<p>the site. The school has been recently expanded to 1.5 form entry and the 128 homes planned for Cholsey is likely to require further expansion to 2 form entry (i.e. 2 classes per year group) for which there is space.</p> <p>The village facilities and train station are approx. 10 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>Buses to Reading and Oxford leave from Cholsey village leaving every 30 minutes; bus stop are approx. 10 minute walk away.</p> <p>The nearest doctors and dentist surgery is approx. 2 miles away, buses run to these facilities hourly.</p> <p>The nearest secondary school with a sixth form college, is in</p>	<p>been recently expanded to 1.5 form entry and the 128 homes planned for Cholsey is likely to require further expansion to 2 form entry (i.e. 2 classes per year group) for which there is space.</p> <p>The village facilities and train station are approx. 10 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>Buses to Reading and Oxford leave from Cholsey village leaving every 30 minutes; bus stop are approx. 10 minute walk away.</p> <p>The nearest doctors and dentist surgery is approx. 2 miles away, buses run to these facilities hourly.</p> <p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p>	<p>the site. The school has been recently expanded to 1.5 form entry and the 128 homes planned for Cholsey is likely to require further expansion to 2 form entry (i.e. 2 classes per year group) for which there is space.</p> <p>The village facilities and train station are approx. 10 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>Buses to Reading and Oxford leave from Cholsey village leaving every 30 minutes; bus stop are approx. 10 minute walk away.</p> <p>The nearest doctors and dentist surgery is approx. 2 miles away, buses run to these facilities hourly.</p> <p>The nearest secondary school with a sixth form college, is in</p>	<p>the site. The school has been recently expanded to 1.5 form entry and the 128 homes planned for Cholsey is likely to require further expansion to 2 form entry (i.e. 2 classes per year group) for which there is space.</p> <p>The village facilities and train station are approx. 10 – 15 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>Buses to Reading and Oxford leave from Cholsey village leaving every 30 minutes; bus stop are approx. 5 - 10 minute walk away.</p> <p>The nearest doctors and dentist surgery is approx. 2 miles away, buses run to these facilities hourly, buses run to these facilities hourly and leave from the bus stop 5 – 10 minutes' walk away.</p>	<p>There is a primary school 10 minutes from the site. The school has been recently expanded to 1.5 form entry and the 128 homes planned for Cholsey is likely to require further expansion to 2 form entry (i.e. 2 classes per year group) for which there is space.</p> <p>The village facilities and train station are approx. 20 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>Buses to Reading and Oxford leave from Cholsey village leaving every 30 minutes; bus stop are approx. 5 minutes' walk away.</p> <p>The nearest doctors and dentist surgery is approx. 2 miles away, buses run to these facilities hourly and leave from the bus stop 5 minutes' walk away.</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	<p>Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Cholsey Village.</p> <p>Work with infrastructure providers to identify where an</p>	<p>Cycling to Wallingford is approx. 20 minutes along the main rd. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Cholsey Village.</p> <p>Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include</p>	<p>Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Cholsey Village.</p> <p>Work with infrastructure providers to identify where an</p>	<p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Cholsey Village.</p>	<p>The nearest secondary school with a sixth form college, is in Wallingford, approx. 3 miles away.</p> <p>Cycling to Wallingford is approx. 20 minutes along the main rd. Some developer contributions have been collected towards a County Council project for a dedicated cycle path to Wallingford.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Cholsey Village.</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	increase in sustainable modes of transport is required. This should include cycle ways, linking to green infrastructure.	cycle ways, linking to green infrastructure.	increase in sustainable modes of transport is required. This should include cycle ways, linking to green infrastructure.	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.	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.
7 To conserve and enhance biodiversity	<div>✓</div> <p>No significant biodiversity constraints have been identified.</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 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>	<div>✓</div> <div>x</div> <p>The site is mostly arable or former arable field with broad woodland belts along East and North boundaries. Woodland belts are covered by TPO's.</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 Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both</p>	<div>✓</div> <p>No significant biodiversity constraints have been identified.</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 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>	<div>✓</div> <div>x</div> <p>Part of the northern area of CHOL 7 is in separate ownership and is managed as a private nature reserve area; the owner has stated that this would not be available for development. To the north of the site there are 2 ponds, there is potential for protected species to inhabit the site for example: Great Crested Newts.</p> <p>BAP Phase1 recorded: Deciduous woodland in North of the site.</p> <p>The following European Sites need to be considered when identifying areas for</p>	<div>✓</div> <div>x</div> <p>No significant biodiversity constraints have been identified, however the farm buildings will need to be surveyed for protected species, for example bats.</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 Additional development can lead to increased emissions from vehicle movement and put</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	<p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, community orchard wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p> <p>Consider whether a BAP Phase 1 survey should be carried out.</p>	<p>can have detrimental effects on SAC's.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p> <p>Consider whether a BAP Phase 1 survey should be carried out.</p> <p>Ensure the woodland belt is protected through all development phases.</p>	<p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p> <p>Consider whether a BAP Phase 1 survey should be carried out.</p>	<p>additional housing development. Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC 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>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p> <p>Carry out further biodiversity surveys.</p>	<p>strain on water resources, both can have detrimental effects on SAC's.</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p> <p>Consider whether a BAP Phase 1 survey should be carried out.</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3		CHOL 7	CHOL 8
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.	x	x	✓	x	x	✓
	CHOL 1 is a green field site with a well-used farmstead adjacent to Wallingford Road, together comprising 3.2 ha. The site is not within either of the AONBs but sits between 0.5 and 1km of the North Wessex Downs to the west and Chilterns to the south, although in both cases the existing built form in Cholsey separates the two.	CHOL 2 is a greenfield site comprising of a large open field of 29 ha. The site is not within either of the AONBs but falls within the setting of the North Wessex Downs AONB to the immediate south of the site and the Chilterns AONB to the east of the river Thames.	CHOL 3 is a greenfield site comprising of an open field of 2.5ha. The site is not within either of the AONBs but falls within the visual setting of the Chilterns AONB to the immediate south of the site and further to the east of the river Thames.		CHOL 7 is a greenfield site comprising of a large open field of 8.8ha. The site is not within either of the AONBs but falls within the settings of the Chilterns AONB to the south and further to the east of the site; and the North Wessex Downs AONB to the west of the site. It also forms part of the wider setting of the Grade II listed Blackall's Farm.	CHOL 8 is an agricultural site of old barns comprising 0.48 ha. The site is not within either of the AONBs but sits between 1.0 and 1.5km of the North Wessex Downs to the west and Chilterns to the south. It is separated from the Chilterns by the existing built form of the village but the North Wessex Downs lie beyond a landscape of open and semi-open rolling downs.
	The LCA recommended that only part of this site is considered further on landscape and visual grounds.	The LCA recommended that the site is developed in a 'reduced area' only.	The site is considered Grade 2 agricultural land.		The site is considered Grade 2 agricultural land. Part of the site within Minerals Consultation Zone	The site is considered Grade 4 (poor quality) agricultural land. Part of the site within Minerals Consultation Zone
	The site is considered Grade 2 agricultural land.	The reduced area has been designed to reflect the settlement pattern on the plateau above 55m AOD and the shape of the contours; to reduce the scale of the impact of the development on the village; and reduce the visual impact on the Chilterns AONB.	The LCA recommended that the whole of the site be considered further for housing.		The site is considered Grade 2 agricultural land. The LCA recommended that a 'reduced area' only site be considered further for housing.	The site is considered Grade 4 (poor quality) agricultural land. Part of the site within Minerals Consultation Zone
	Mitigation A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density would be necessary to	The site is considered Grade 2 agricultural land.	Mitigation A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density would be necessary to avoid visual intrusion from the built form.		Mitigation A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density	Mitigation A full detailed landscape and visual impact assessment will

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	<p>avoid visual intrusion from the built form.</p> <p>Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>assessment will be required to inform the final capacity of the site. A lower density would be necessary to avoid visual intrusion from the built form.</p> <p>Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>would be necessary to avoid visual intrusion from the built form.</p> <p>Considers ways to mitigate the loss of good quality agriculture land.</p> <p>Continue to work with Oxfordshire County Council who are responsible for mineral extraction resources.</p>	<p>be required to inform the final capacity of the site. A lower density would be necessary to avoid visual intrusion from the built form.</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.	<p>?</p> <p>No historical restraints have been identified.</p> <p>Archaeological restraints are unknown.</p> <p>Mitigation A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>?</p> <p>No historical restraints have been identified.</p> <p>Archaeological restraints are unknown.</p> <p>Mitigation A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>?</p> <p>No historical restraints have been identified.</p> <p>Archaeological restraints are unknown.</p> <p>Mitigation A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p>	<p>x</p> <p>The site forms part of the wider setting of the Grade II listed Blackall's Farm.</p> <p>Archaeological restraints are unknown.</p> <p>Mitigation: Key management requirements of relevance are to conserve and enhance the rural agricultural character of the Moreton Plain, which provides a transition between the chalk uplands and the clay Vale. With regard to the historic environment: A</p>	<p>x</p> <p>Blackall's Farm, a Grade II listed building, lies to the immediate west of the site.</p> <p>Archaeological restraints are unknown, however there is evidence of historic links with landscape around Baker's Farm north of Caps Lane and properties to the east, south of Caps Lane.</p> <p>Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be</p>

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
				predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	undertaken to establish a suitable and appropriate level of mitigation.
10 To seek to address the causes and effects of climate change by: 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.	✓ Site is not within a floodplain. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Continue to work with Thames Water to ensure water and	✓ Site is not within a floodplain. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	✓ Site is not within a floodplain. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Continue to work with Thames Water to ensure water and	✓ Site is not within a floodplain. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Continue to work with Thames Water to ensure water and	✓ Site is not within a floodplain. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Continue to work with Thames Water to ensure water and

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	sewage capacity is maintained.		sewage capacity is maintained.	sewage capacity is maintained.	sewage capacity is maintained.
11 To reduce the risk of, and damage from, flooding.	✓ Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	are still considered to be good practice.	considered to be good practice.	are still considered to be good practice.	are still considered to be good practice.	are still considered to be good practice.
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 market towns and villages	✓ Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: 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.
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;	0 No direct impact	0 No direct impact	0 No direct impact	0 No direct impact	0 No direct impact

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the 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.	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓	✓✓	✓✓	✓✓	✓✓
	The Council has involved the community in the decision making process and listened to suggestions e.g. to expand the allotments northwards, avoid creating a through route for vehicles, and assist with garden	The Council has involved the community in the decision making process and understood the wish to improve cohesion with Cholsey Meadows and the opportunity to provide better cycle and	The Council has involved the community in the decision making process and understood the wish to improve cohesion with Cholsey Meadows. . Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.

SA Objectives	CHOL 1	CHOL 2	CHOL 3	CHOL 7	CHOL 8
	extensions for residents of Rothwell Close Mitigation: Continue to work with the local community.	pedestrian links using CHOL 2. . Mitigation: Continue to work with the local community.			

Appendix A – Table 7 – Sustainability Appraisal Matrices Crowmarsh Gifford Village Sites

The sites within Crowmarsh Gifford Village which have been subject to the Sustainability Appraisal process are:

CRO 1, CRO 2, CRO 3, CRO 4, CRO 6, CRO 7 and CRO 10.

Key:

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 7 - Crowmarsh Gifford Village Sites

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
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	✓ Site CRO1 is a greenfield site of 0.9 hectares on the north eastern edge of Crowmarsh Gifford. The LCA recommends that a reduced area could provide housing, On this basis some 15 dwellings might be accommodated on Site CRO1.	✓ Site CRO2 is a greenfield site of 24.1 hectares on the north eastern edge of Crowmarsh Gifford. It is recommended that only part of this site is considered further on landscape and visual grounds. A total of 295 dwellings are	✓ Site CRO3 is part of Howbery Park, a campus style business park site of 9.4 hectares. It is recommended that only part of this site is considered further on landscape and visual grounds. In addition the western end of the site is within flood zones 2	✓ Site CRO4 is a site of of 2.6 hectares on the eastern edge of Crowmarsh Gifford containing a photovoltaic array and with approximately 0.5 hectares on the western side included in floodzone 2. It is recommended that only part of this site is	✓ Site CRO6 is a site of 2.6 hectares on the southern edge of Crowmarsh Gifford close to the primary school. The density of this area is recommended to be a maximum of 25 per ha. On this basis some 65 dwellings might be	 Site CRO7 is a greenfield site of 6.0 hectares on the southern edge of Crowmarsh Gifford. The site is sub-divided into two sections: CRO 7A Old Reading Road, CRO 7B Newnham Manor / Port Way. It is recommended that only part of this site is	 Site CRO10 is a greenfield site of 8.1 hectares on the southern edge of Crowmarsh Gifford. It is recommended that only part of this site is considered further on landscape and visual grounds. The density of this reduced area is

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>The amenity of future residents could be affected by road noise from the adjacent A4074 roundabout.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Noise mitigation may be required.</p>	<p>recommended at a nominal density of 25dph for this site.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>	<p>and 3 and therefore not suitable for residential development. The density of this reduced area. On the basis of 25 dph some 105 dwellings might be accommodated on Site CRO3.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>	<p>considered further on landscape and visual grounds. The density of this reduced area is recommended to be a maximum of 25 per ha. On this basis some 50 dwellings might be accommodated on Site CRO4.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>	<p>accommodated on Site CRO6.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>	<p>considered further on landscape and visual grounds. The density of this reduced area is recommended to be a maximum of 25 per ha. On this basis some 25 dwellings might be accommodated on Site CRO7A. CRO7B: It is recommended that only part of this site is considered further on landscape and visual grounds. A total of 70 dwellings are recommended at a nominal density of 25dph for this site.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>	<p>recommended to be a maximum of 25 per ha. On this basis some 50 dwellings might be accommodated on Site CRO10.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>

SA Objectives	CRO 1		CRO 2		CRO 3		CRO 4		CRO 6		CRO 7		CRO 10	
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.	✓		✓		✓		✓		✓		✓		✓	
	New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.		New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.		New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.		New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.		New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.		New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.		New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.	
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x
	In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within		In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within		In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within		In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within		In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within		In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within		In 2011, Crowmarsh village had a population of about 1,200. The village services, include: a primary school, a community hall/ village hall, grocery stores, a pub and allotments, within	

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on</p>	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. CRO2 is a large site, the north end is well beyond the village boundary. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to</p>	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on</p>	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on</p>	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on</p>	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on</p>	<p>walking distance from the site. There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this. The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services. Further housing offers the opportunity to support and enhance the existing village; however growth pressure on</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to the village.</p>	<p>support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure that access is provided into the village encompassing good urban design principles.</p>	<p>existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to the village.</p>	<p>existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to the village.</p>	<p>existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to the village.</p>	<p>existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to the village.</p>	<p>existing services in places where housing is already allocated may occur.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally. Ensure good urban design principles are implemented to create good access to the village.</p>
	✓x	✓x	✓x	✓x	✓x	✓x	✓x

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	<p>CRO1 is located on the north eastern edge of Crowmarsh Gifford the village, easy walking distance to allotments and other village facilities including a community / village hall.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1.5 miles or further to access these services, and buses do run every 30 minutes.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the Village.</p> <p>Ensure improvements to service provision</p>	<p>CRO2 is a large site, the north end is well beyond the village boundary, and development here may not promote social cohesion.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the Village.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p>	<p>CRO3 is a located on a business park to the north of the village boundary and development here may not promote social cohesion.</p> <p>The site is easy walking distance to allotments and other village facilities, however it does not naturally join the village boundary.</p> <p>The site does back onto the river and is near a recreation ground and outdoor swimming pools, access to the village is not defined.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access these services.</p>	<p>CRO4 is located on the edge of the village, within a business park and has a poor relationship with Crowmarsh Gifford village.</p> <p>The site is easy walking distance to allotments and other village facilities, however it does not naturally join the village boundary, although the site is closer to the village boundary than CRO3.</p> <p>The site does back onto the river and is near a recreation ground and outdoor swimming pools, access to the village is not defined.</p> <p>The village has no GP or dentist, residents would need to travel</p>	<p>CRO6 is on the southern edge of Crowmarsh Gifford, easy walking distance to the primary school, allotments and other village facilities including a community / village hall. The location provides opportunities for development to be integrated with the existing village.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1.5 miles or further to access these services, and buses do run every 30 minutes.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good</p>	<p>CRO7 is on the southern edge of Crowmarsh Gifford, with no footpath to the village.</p> <p>The site is easy walking distance to the primary school, allotments and other village facilities, however it does not naturally join the village boundary.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1.5 miles or further to access these services, and buses do run every 30 minutes.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good</p>	<p>CRO10 is on the southern edge of Crowmarsh Gifford, there are PRow's along eastern and western boundaries creating good access to the Crowmarsh village and Wallingford.</p> <p>Crowmarsh village has no GP or dentist, residents, however Wallingford does.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the Village.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p>

SA Objectives	CRO 1		CRO 2		CRO 3	CRO 4	CRO 6		CRO 7		CRO 10	
	commensurate with any increases in population.				Mitigation: Ensure good urban design principles are implemented to create good access to the Village. Ensure improvements to service provision commensurate with any increases in population.	approx. 1.5 miles to access these services. Mitigation: Ensure good urban design principles are implemented to create good access to the Village. Ensure improvements to service provision commensurate with any increases in population.	access to the Village. Ensure improvements to service provision commensurate with any increases in population.		access to the Village. Ensure improvements to service provision commensurate with any increases in population.			
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x	✓	x	✓	✓	✓	x	✓	x	✓	x
	Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The site is adjacent to the A4074 with associated road noise.		Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The site is adjacent to the A4074 with associated road noise.		The site is brownfield land. In the short term noise pollution may increase during the construction phase. There is likely to be an increase in car borne traffic locally. Mitigation:	The site is brownfield land. In the short term noise pollution may increase during the construction phase. There is likely to be an increase in car borne traffic locally. Mitigation:	The site is partly brownfield land. Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce		Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity		Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity	

SA Objectives	CRO 1		CRO 2		CRO 3		CRO 4	CRO 6		CRO 7	CRO 10	
	<p>The increase in population may reduce tranquillity overall for all residents. There is likely to be an increase in car borne traffic locally.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Mitigate noise impacts from road. Encourage the use of permeable surfaces and SUDS.</p>		<p>The increase in population may reduce tranquillity overall for all residents. There is likely to be an increase in car borne traffic locally.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Mitigate noise impacts from road. Encourage the use of permeable surfaces and SUDS.</p>		<p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>		<p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>tranquillity overall for all residents. There is likely to be an increase in car borne traffic locally.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>		<p>overall for all residents. There is likely to be an increase in car borne traffic locally.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>overall for all residents. There is likely to be an increase in car borne traffic locally.</p> <p>Mitigation: Ensure phasing of development occurs to reduce noise impacts. 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	✓	x	✓	x	x	✓	X	x	✓	x
	<p>The site is close to, but separate from, Wallingford and enjoys good travel connections to Oxford and Reading along the A4074.</p>		<p>The site is a large site on the north eastern edge of Crowmarsh, however the site is outside the village boundary. The A4074 runs along the boundary of the site.</p>		<p>The site is located within a business park and has a poor relationship with Crowmarsh Gifford village, this is likely to increase personal vehicle use.</p>		<p>The site is located on the edge of the village, within a business park and has a poor relationship with Crowmarsh Gifford village, this is likely to increase</p>	<p>The site is located close to the centre of the village and village amenities.</p> <p>The site is close to, but separate from, Wallingford and enjoys good travel connections to</p>		<p>The western part of the site is located close to the centre of the village and village amenities. The eastern part of the site is located on the edge of the village, and has a poor</p>	<p>The site is located on the edge of the village, and has a poor relationship with Crowmarsh Gifford village, this is likely to increase personal vehicle use.</p>	

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>The site is located close to the A4074, buses run every 40 minutes to Reading, every 30 minutes to Oxford, Wallingford every 30 minutes, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p> <p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1 mile to access services in Wallingford, approx. 20 minutes' walk. Cycling would take approx. 10 minutes.</p>	<p>The site is close to, but separate from, Wallingford and enjoys good travel connections to Oxford and Reading along the A4074. The site is located close to the A4074, buses run every 40 minutes to Reading, every 30 minutes to Oxford, Wallingford every 40 minutes, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p> <p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist, residents would</p>	<p>The site is close to, but separate from, Wallingford and enjoys good travel connections to Oxford and Reading along the A4074.</p> <p>The site is 10 minutes' walk from the A4074 buses run every 40 minutes to Reading, every 30 minutes to Oxford, every 40 minutes to Wallingford, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p> <p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist, residents would need to travel</p>	<p>personal vehicle use.</p> <p>The site is close to, but separate from, Wallingford and enjoys good travel connections to Oxford and Reading along the A4074. The site is located close to the A4074, buses run every 40 minutes to Reading, every 30 minutes to Oxford, Wallingford every 30 minutes, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p> <p>Access from the middle of Benson lane to the A4074 would take 20 minutes on foot and</p>	<p>Oxford and Reading along the A4074.</p> <p>The site is located close to the A4074, buses run every 40 minutes to Reading, every 30 minutes to Oxford, Wallingford every 30 minutes, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p> <p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1 mile to access services in Wallingford, approx. 20 minutes' walk. Cycling would</p>	<p>relationship with Crowmarsh Gifford village, this is likely to increase personal vehicle use.</p> <p>The site is close to, but separate from, Wallingford and enjoys good travel connections to Oxford and Reading along the A4074.</p> <p>The site is located close to the A4074, buses run every 40 minutes to Reading, every 30 minutes to Oxford, Wallingford every 30 minutes, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p>	<p>The site is close to, but separate from, Wallingford and enjoys good travel connections to Oxford and Reading along the A4074.</p> <p>The site is located close to the A4074, buses run every 40 minutes to Reading, every 30 minutes to Oxford, Wallingford every 30 minutes, every 60 minutes to Cholsey train station, with direct trains to Reading, London and Oxford.</p> <p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist,</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p> <p>The primary school is 7 minutes' walk away from the site. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary</p>	<p>need to travel approx. 1.5 miles to access services in Wallingford, approx. 40 minutes' to the northern end of the site. Cycling would take approx. 10 minutes.</p> <p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p> <p>The primary school is 15 mins a walk away from the site. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if</p>	<p>approx. 1.5 miles to access services in Wallingford, approx. 40 minutes' to the northern end of the site.</p> <p>Cycling would take approx. 10 minutes.</p> <p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p> <p>The primary school is 15 mins a walk away from the site. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if</p>	<p>access is not straight forward.</p> <p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1.5 miles to access services in Wallingford, approx. 30 minutes' walk. Cycling would take approx. 10 minutes.</p> <p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p>	<p>take approx. 10 minutes.</p> <p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p> <p>The primary school is 7 mins walk away from the site. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this.</p> <p>Any increase in population will result in additional vehicle use; additional</p>	<p>There is no train station; nearest train station is Cholsey approx. 3.5 miles.</p> <p>The village has no GP or dentist, residents would need to travel approx. 1 mile to access services in Wallingford, approx. 20 minutes' walk. Cycling would take approx. 10 minutes.</p> <p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p> <p>The primary school is 7 minutes' walk away from the site. Oxfordshire County Council</p>	<p>residents would need to travel approx. 1 mile to access services in Wallingford, approx. 20 minutes' walk. Cycling would take approx. 10 minutes.</p> <p>There are several secondary schools within a 5 mile radius, the nearest one is in Wallingford 1.5 miles. Bus services are half hourly. Cycling would take approx. 10 minutes.</p> <p>The primary school is 7 minutes' walk away from the site. Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Crowmarsh and Wallingford Villages, specifically.</p> <p>Community consultation has indicated that the junction at Cox's Lane/A4074 needs improving.</p> <p>Work with infrastructure providers to identify where an</p>	<p>new development would require this.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Ensure good urban design principles are implemented to create good access to Crowmarsh and Wallingford</p>	<p>new development would require this.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Crowmarsh and</p>	<p>The primary school is 10 minute walk away from the site.</p> <p>Oxfordshire County Council believes there is potential to increase the capacity of the primary school if new development would require this.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Carry out a Transport Assessment and</p>	<p>journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Increase in traffic on Old Reading Road could impact on road safety for journeys to the primary school.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Crowmarsh and Wallingford Villages, specifically.</p>	<p>believes there is potential to increase the capacity of the primary school if new development would require this.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Increase in traffic on Old Reading Road could impact on road safety for journeys to the primary school</p> <p>Mitigation: Carry out a Transport Assessment and ensure the</p>	<p>would require this.</p> <p>There are PRoWs along the eastern and western boundaries creating good access to the Crowmarsh village and Wallingford.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Increase in traffic on Old Reading Road could impact on road safety for journeys to the primary school</p> <p>Mitigation:</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>increase in sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.</p>	<p>Villages, specifically.</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>Wallingford Villages.</p> <p>Improve access to the A4074 and ensure bus stops are provided within access of the site.</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>ensure the results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Crowmarsh and Wallingford Villages.</p> <p>Improve access to the A4074 and ensure bus stops are provided within access of the site.</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>Community consultation has indicated that the junction at Cox's Lane/A4074 needs improving. Could be an opportunity to address this in conjunction with CRO7 (in same ownership) and provide an access link to serve CRO6. Consider pedestrian, cycle and emergency vehicle only access to Old Reading Road and vehicular access via alternatives A4074 or The Street.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This should include, cycle ways,</p>	<p>results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Crowmarsh and Wallingford Villages, specifically.</p> <p>Community consultation has indicated that the junction at Cox's Lane/A4074 needs improving. Opportunity to address this in conjunction with an access to this site, and for an access link to serve CRO6 (in same ownership).</p> <p>Consider pedestrian, cycle and emergency vehicle only access to Old Reading Road and vehicular</p>	<p>Carry out a Transport Assessment and ensure the results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Crowmarsh and Wallingford Villages, specifically.</p> <p>Community consultation has indicated that the junction at Cox's Lane/A4074 needs improving.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This should include, cycle ways,</p>

SA Objectives	CRO 1		CRO 2		CRO 3		CRO 4		CRO 6		CRO 7		CRO 10	
									linking to green infrastructure.		access via A4074. 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.		linking to green infrastructure.	
7 To conserve and enhance biodiversity	✓	?	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x
	No ecological significant constraints identified. There are mature trees to the south western boundaries with houses (these trees may be in gardens or within site boundary) Including TPO trees in south part of site. No BAP records for the site exist. The following European Sites need to be		BAP Phase 1 survey recorded the following: Deciduous woodland across the road to North West, Barn Owls & Adders on North of site. Evidence of badgers. TPO's on site. The following European Sites need to be considered when identifying areas for additional		Part of the site is within a parkland area with habitats suitable for a number of protected of protected species. There is significant tree cover including TPO's on part of the site. Red Kites nest within the vicinity of the site. The following European Sites		TPO's are located near the site access. BAP Phase 1 survey recorded the following: Osprey on West of site. The following European Sites need to be considered when identifying areas for additional housing development. Aston Rowant SAC, Chiltern		TPO's North West & North edge of site. Small area of woodland in centre of site. Potential bat activity within trees on site. BAP Phase 1 survey recorded the following: Borders deciduous woodland to E		TPO's to North edge of site. BAP Phase 1 survey recorded the following: Deciduous woodland west. Potential bat activity within trees on site. The following European Sites need to be considered when identifying areas for additional		No BAP Surveys carried out. Potential bat activity within trees on site. 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	

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>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. 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>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p>	<p>housing development. Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC</p> <p>Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation:</p> <p>Ensure measures are implemented to protect the protected species identified.</p> <p>Ensure a buffer zone is provided to protect the</p>	<p>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.</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>Mitigation:</p> <p>Ensure measures are implemented to protect the protected species identified.</p>	<p>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>Mitigation:</p> <p>Ensure measures are implemented to protect the protected species identified.</p> <p>Ensure a buffer zone is provided to protect the TPO'S on the site.</p> <p>Ensure the Habitats Regulation</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.</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>Mitigation:</p> <p>Ensure measures are implemented to protect the protected species identified.</p>	<p>housing development. 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>Mitigation:</p> <p>Ensure measures are implemented to protect the protected species identified.</p> <p>Ensure a buffer zone is provided to protect the TPO'S on the site.</p>	<p>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>Mitigation:</p> <p>Carry out a BAP Phase 1 survey for the whole site.</p> <p>Ensure measures are implemented to protect the protected species identified.</p> <p>Ensure a 25 metre buffer zone is provided for Watery Lane on western side of the site.</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6		CRO 7	CRO 10
	<p>Mitigation: Carry out a BAP phase 1 survey.</p> <p>Ensure a buffer zone is provided to protect the TPO'S on the site.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>TPO'S on the site.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Ensure a buffer zone is provided to protect the TPO'S on the site.</p> <p>Carry out a BAP Phase 1 survey for the whole site.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Ensure a buffer zone is provided to protect the TPO'S on the site.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>		<p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</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>x</p> <p>The majority of CRO1 lies within the western edge of the Chilterns AONB. The North Wessex Downs AONB lies some 1.2km to the north-west. The capacity of the site is constrained by the poor</p>	<p>xx</p> <p>Site CRO2 lies adjacent to the western edge of the Chilterns AONB. The North Wessex Downs AONB lies some 1.2km to the north-west. The site has been assessed by the LCA in two parts</p>	<p>xx</p> <p>Site CRO3 lies within the setting of the North Wessex Downs AONB and the Chilterns AONB lies some 1km to the south east. The Wallingford Conservation Area appraisal states that the green open spaces on the</p>	<p>x</p> <p>Site CRO4 lies within the setting of the North Wessex Downs AONB and the Chilterns AONB lies some 0.75km to the south. It is recommended that only part of this site is considered further on</p>	<p>✓</p>	<p>x</p>	<p>xx</p> <p>Site CRO7 lies within the Chilterns AONB. Part of Site CRO7 contains part of Newnham Manor Caravan Park. The site has been assessed by the LCA in two parts CRO7A and CRO7B.</p>	<p>x</p> <p>Site CRO10 lies almost entirely within the Chilterns AONB. The LCA sates: It is recommended that only part of this site is considered further on landscape and visual grounds.</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>relationship of the northern section of site with Crowmarsh Gifford and the strong links between the northern part of the site and the wider countryside. The LCA states: It is unlikely that developing the site would harm the Chilterns AONB as the site is visually and physically separated from the wider AONB by the A4074 and the existing settlement. Agricultural Land Classification: Grade 2/3a, which are referred to as 'Best and Most Versatile' land</p> <p>Mitigation: The LCA recommended that only part of this site is considered further on</p>	<p>CRO2A and CRO2B. CRO2A: It is recommended that only part of this site is considered further on landscape and visual grounds. The capacity of the site is constrained by the potential impact on the Chilterns AONB, the poor relationship of the site with Crowmarsh Gifford and the links between the site and the wider countryside to the east. CRO2B: It is recommended that only part of this site is considered further on landscape and visual grounds. The capacity of the site is constrained by the poor</p>	<p>eastern bank of the Thames are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside, bringing a strong rural quality AONB setting. The LCA states that It is recommended that only part of this site is considered further on landscape and visual grounds. Agricultural Land Classification: Grade 2, which is referred to as 'Best and Most Versatile' land</p> <p>Mitigation: The LCA recommended that only part of this site is considered further on</p>	<p>landscape and visual grounds. The capacity of the site is further constrained by the potential impact on the NWD AONB, Thames Path. Agricultural Land Classification: Grade 2, which is referred to as 'Best and Most Versatile' land</p> <p>Mitigation: A detailed landscape and visual impact assessment will be required to assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>brownfield land (The Pheasantry) containing some small businesses and open storage in a generally run down condition. The LCA recommended that all of this site is considered further. Agricultural Land Classification: Grade 2, which is referred to as 'Best and Most Versatile' land</p> <p>Mitigation: A detailed landscape and visual impact assessment will be required to assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting. Considers ways to mitigate the</p>	<p>CRO7A: The LCA states: It is recommended that only part of this site is considered further on landscape and visual grounds. The capacity of the site is constrained by the potential impact on the Chilterns AONB, and the links between the site and the wider countryside to the east. CRO7B: It is recommended that only part of this site is considered further on landscape and visual grounds. The capacity of the site is constrained by the potential impact on the Chilterns AONB, the poor relationship of the site with Crowmarsh</p>	<p>The capacity of the site is constrained by the potential impact on the Chilterns AONB, Ridgeway path, Thames Path and the Wallingford Conservation Area setting. A detailed landscape and visual impact assessment will be required to assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting. Agricultural Land Classification: Grade 2, which is referred to as 'Best and Most Versatile' land</p> <p>Mitigation: A detailed landscape and visual impact assessment will be required to</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>landscape and visual grounds. A detailed landscape and visual impact assessment will be required to assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting. Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>relationship of the eastern section of site with Crowmarsh Gifford and the strong links with the wider countryside and the possible harm to the Chilterns AONB. Agricultural Land Classification: Grade 2/3a, which are referred to as 'Best and Most Versatile' land</p> <p>Mitigation: A detailed landscape and visual impact assessment should be carried out to assess the visual impact on the AONB, in particular views from the Ridgeway national trail, whilst respecting the distinctive character of Crowmarsh</p>	<p>landscape and visual grounds. A detailed landscape and visual impact assessment will be required to assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting. Considers ways to mitigate the loss of good quality agriculture land.</p>		<p>loss of good quality agriculture land.</p>	<p>Gifford and the links between the site and the wider countryside to the south and east. Agricultural Land Classification: Grade 2, which is referred to as 'Best and Most Versatile' land</p> <p>Mitigation: The preferred access would be via CRO7B, Meadow Lane or the A4074. A detailed landscape and visual impact assessment should be carried out to assess the visual impact on the AONB, in particular views from the Ridgeway national trail, whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting.</p>	<p>assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford and its rural setting. Considers ways to mitigate the loss of good quality agriculture land.</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
		Gifford and its rural setting.				Considers ways to mitigate the loss of good quality agriculture land.	
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.	0	x	Xx	Xx	x	x	x
	No cultural or historical interest has been identified. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment. Archaeological restraints are unknown. Mitigation	Archaeological restraint has been identified on the site. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment. Mitigation A predetermination archaeological desk-based	Wallingford Conservation Area – across the Thames to west. The Wallingford Conservation Area appraisal states that the green open spaces on the eastern bank of the Thames are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside, bringing a strong rural quality AONB setting. Conservation Area Character Area 10: The	: Wallingford Conservation Area – across Thames to west. The Wallingford Conservation Area appraisal states that the green open spaces on the eastern bank of the Thames are important in establishing a direct connection between the Wallingford Castle Meadows and the surrounding countryside, bringing a strong rural quality AONB setting. Archaeological restraints are unknown.	Wallingford Conservation Area lies approximately 1km west of the site, Grade II Listed Coach House adjacent to northern boundary. Archaeological restraints are unknown. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and	Wallingford Conservation Area lies approximately 1km west of the site. Parkland setting of Grade II Listed Newnham Manor. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the	The Wallingford Conservation Area appraisal states that the mature tree-lined landscape settings of the 'grand' riverside properties on the west bank of the Thames are 'extremely important' to this part of the conservation area and also to Wallingford as a whole. This part of the conservation area is visible from CRO10 – particularly the south eastern 'leg' Wallingford Conservation Area

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	<p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.</p>	<p>assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.</p>	<p>northern approaches: Wallingford Bridge, the cemetery and Castle Street. Grade II listed Elizabethan style house (now used as offices); Grade II listed stables and coach house, both within site boundary. Historic landscapes: Howbery Park – Victorian parkland setting for the Elizabethan style manor house. Archaeological restraints are unknown. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials,</p>	<p>The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building heights and would have to preserve and enhance the historic environment. Mitigation: It may not be possible to mitigate the impacts on the connection between the Wallingford Castle Meadows and the surrounding countryside. A predetermination archaeological desk-based assessment and evaluation should be</p>	<p>would have to preserve and enhance the historic environment. Mitigation: Ensure no impact on the conservation area and listed buildings 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, if any required.</p>	<p>historic environment. Mitigation: Ensure no impact on the conservation area and listed buildings 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, if any required.</p>	<p>approximately 400m to the west, across the Thames. Landscape features: Church steeples, including the landmark spire of St Peter's church and the mature tree-lined landscape settings of the 'grand' riverside properties on the west bank of the Thames, which are 'extremely important' to this part of the conservation area and also to Wallingford as a whole. The Council will ensure that all new development complies with the South Oxfordshire Design Guide. Which will require high quality design and materials, sensitive building</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
			<p>sensitive building heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation: It may not be possible to mitigate the impacts on the connection between the Wallingford Castle Meadows and the surrounding countryside. Ensure no impact on the conservation area and listed buildings and avoid loss of local distinctiveness and the historic landscape.</p> <p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a</p>	<p>undertaken to establish a suitable and appropriate level of mitigation, if any required.</p>			<p>heights and would have to preserve and enhance the historic environment.</p> <p>Mitigation: Ensure no impact on the conservation area and listed buildings and avoid loss of local distinctiveness and the historic landscape.</p> <p>A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4		CRO 6	CRO 7	CRO 10
			suitable and appropriate level of mitigation, if any required.					
10 To seek to address the causes and effects of climate change by: 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.	✓	✓	✓	✓	x	✓	✓	✓
	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>	<p>Site contains a large photovoltaic array, loss would be detrimental to maximising the proportion of energy from renewables.</p> <p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p>	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p>Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention</p>

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.	and resilience to climate change. Continue to work with Thames Water to ensure water and sewage capacity is maintained.
11 To reduce the risk of, and damage from, flooding.	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention	✓ The site is bounded on the eastern and western sides by Benson Lane and the A4074 respectively, which converge at its northernmost tip, where a small area of deciduous woodland is located. A small part of this woodland is	x An area of approximately 4.35 hectares in the west of the site is within flood zones 2 and 3. Mitigation: Carry out a Flood Risk Assessment. Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these	x The western end of the site is within flood zones 2 and 3. No removal of greenfield land required. Mitigation: Carry out a Flood Risk Assessment. Encourage green infrastructure, SUDS and biodiversity enhancement	✓ Site is not within a floodplain. No removal of greenfield land will be required. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	and resilience to climate change.	within the flood plain. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	are beneficial to flood prevention and resilience to climate change.	schemes; these are beneficial to flood prevention and resilience to climate change.		and resilience to climate change.	and resilience to climate change.
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: The Site Waste Management Plans Regulations (2008) were repealed on 1 December 2013. Although no longer a regulatory requirement in England, SWMPs are still

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
	considered to be good practice	considered to be good practice.	considered to be good practice.	considered to be good practice.	considered to be good practice.	considered to be good practice.	considered to be good practice.
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	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: 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.	✓ Existing small businesses on site will be displaced. Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: Assist businesses in finding new sites. 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	x Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: 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.	✓ Additional housing will increase the population and help to maintain and enhance the rural economy. Mitigation: 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.

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
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.	0	0	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0	0	x	x	0
	No direct impact	No direct impact	No direct impact	No direct impact	Pitches for touring caravans would be lost, with an impact on rural tourism.	Small number of pitches for touring caravans would be lost, with an impact on rural tourism	No direct impact

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10
					Mitigation: Work with sector to promote alternative sites	Mitigation: Work with sector to promote alternative sites	
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Consultation results show this site option is the most favoured. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Consultation results show this site option is the second most favoured. Mitigation: Continue to work with the local community.	✓✓ The Council has involved the community in the decision making process. Mitigation: Continue to work with the local community.

Appendix A – Table 8 – Sustainability Appraisal Matrices Goring Village Sites

The sites within Goring Village which have been subject to the Sustainability Appraisal process are:

GOR 1, GOR 2, GOR 4, GOR 5, GOR 10 and GOR 11.

Key:

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 8 - Goring Village Sites

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
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	✓	✓ x	✓	✓	✓	✓
	GOR 1 is a greenfield site of 4.1 ha on the northern extremity of Goring, within the Chilterns AONB. Site is considered suitable in principle and available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with	GOR 2 is a greenfield site of 3.3 ha on the northern extremity of Goring, within the Chilterns AONB. Site is considered suitable in principle but availability is currently unknown. At a nominal density of 25dph 85 dwellings could be accommodated on GOR 2. Mitigation:	GOR 4 is a greenfield site of 0.6 ha in a triangle between existing development along Elvendon Road and Icknield Road in Goring. The site is within the Chilterns AONB. At a nominal density of 25 dph, 15 dwellings might be accommodated on site GOR 4. Further housing may be possible on the land to the rear of the fire station	GOR 5 is a greenfield site of 7.2 ha on the north-eastern extremity of Goring, within the Chilterns AONB. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.	GOR 10 is a greenfield site of 5ha on the southeast edge of Goring, within the Chilterns AONB. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.	GOR 11 is a greenfield site of 6.8ha. on the southern edge of Goring, within the Chilterns AONB. The western section of the site lies in the floodplain but a smaller section of the site could be developed. At a nominal density of 25 dph, 65 dwellings might be accommodated on site GOR 11A.

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>other potentially suitable sites.</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p>	<p>Contact landowners, reference site availability. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.</p>	<p>(approximately 5 dwellings at the above nominal density).</p> <p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. It is likely that a lower density will be required overall.</p>			<p>Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. It is likely that a lower density will be required to retain the townscape / landscape character of this part of Goring.</p>
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.	✓	✓	✓	✓	✓	✓
	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>	<p>New development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime</p>
	✓	x	✓	x	✓	x

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	In 2011, Goring village had a population of about 3000. The village has a good range of shops and services, including a doctor's surgery, bank, pharmacy and a primary school. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, for example the primary school may not have capacity for further residents. There is a community hall/ village hall and allotments, within 20- 30 minutes walking distance from the site. There	In 2011, Goring village had a population of about 3000. The village has a good range of shops and services, including a doctor's surgery, bank, pharmacy and a primary school. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, for example the primary school may not have capacity for further residents. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary school 4 – 10 miles away, there	In 2011, Goring village had a population of about 3000. The village has a good range of shops and services, including a doctor's surgery, bank, pharmacy and a primary school. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, for example the primary school may not have capacity for further residents. There is a community hall/ village hall and allotments, within walking distance from the site. There are several	In 2011, Goring village had a population of about 3000. The village has a good range of shops and services, including a doctor's surgery, bank, pharmacy and a primary school. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, for example the primary school may not have capacity for further residents. There is a community hall/ village hall and allotments, within walking distance from the site. There are several	In 2011, Goring village had a population of about 3000. The village has a good range of shops and services, including a doctor's surgery, bank, pharmacy and a primary school. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, for example the primary school may not have capacity for further residents. There is a community hall/ village hall and allotments, within walking distance from the site. There are several	In 2011, Goring village had a population of about 3000. The village has a good range of shops and services, including a doctor's surgery, bank, pharmacy and a primary school. The village offers a number of services with the ability to act as a local centre. Further housing offers the opportunity to support and enhance the village; however growth pressure on existing services in places where housing is already allocated may occur, for example the primary school may not have capacity for further residents. There is a community hall/ village hall and allotments, within walking distance from the site. There are several

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>are several secondary schools 4 – 10 miles away, there are 1- 2 trains per hour. The site is remote from the village. Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>are 1- 2 trains per hour. Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>secondary school 4 – 10 miles away, there are 1- 2 trains per hour. Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>secondary school 4 – 10 miles away, there are 1- 2 trains per hour. Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>secondary school 4 – 10 miles away, there are 1- 2 trains per hour. Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>secondary school 4 – 10 miles away, there are 1- 2 trains per hour. Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	<p>x</p> <p>As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments. Site is adjacent to the railway line and</p>	<p>✓</p> <p>As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments. Site is located on the edge of the village at</p>	<p>✓✓</p> <p>As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments. Site is enclosed by local settlements,</p>	<p>✓ x</p> <p>As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments. The site is quiet and secluded valley</p>	<p>✓ x</p> <p>As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments. The site is within walking distance of</p>	<p>✓ x</p> <p>The site has been split into 2 sections 11A and 11B. As a large village there are a good range of shops and services, including a doctor's surgery, bank, pharmacy, a primary school, community centre and allotments.</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>located on the out skirts of the north edge of the village.</p> <p>Site is remote from the village, therefore the site is unlikely to provide community cohesion.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Goring village from the site. Carry out an acoustic study to inform site selection and mitigation required, in relation to noise from the railway. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>the rear of residential properties.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to Goring village from the site. New development should be sympathetic to the existing houses to promote social cohesion. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>within walking distance of Goring village.</p> <p>Mitigation: Promote good urban design principles to promote social cohesion. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>on edge of the village, Dark area on the edge of the village, therefore this would result in loss of tranquillity.</p> <p>Mitigation: The loss of tranquillity cannot be mitigated. Promote good urban design principles to promote social cohesion. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>the village amenities.</p> <p>The site is located on a dark edge of village and is intimate, pastoral, tranquil and quite remote character along the Thames close to settlements and riverside parklands, development would result in loss of tranquillity. The site is prone to flooding with distinctive network of drainage ditches. Sites run parallel with the main Reading to Oxford railway line.</p> <p>Mitigation: The loss of tranquillity cannot be mitigated. Promote good urban design principles to promote social cohesion. Continue to work with Oxford County Council to ensure school facilities are provided locally.</p>	<p>The site is within walking distance of the village amenities.</p> <p>The whole site is located on a dark edge of village and is intimate, pastoral, tranquil and quite remote character along the Thames close to settlements and riverside parklands, development would result in loss of tranquillity. The western edge of the site lies within flood zones 2 and 3. Sites run parallel with the main Reading to Oxford railway line.</p> <p>Mitigation: The loss of tranquillity cannot be mitigated. Promote good urban design principles to promote social cohesion. Continue to work with Oxford County Council to ensure</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
					Carry out an acoustic study to inform site selection and mitigation required, in relation to noise from the railway. Ensure flood risk is addressed within the design of the development to ensure protection of human health and well-being.	school facilities are provided locally. Carry out an acoustic study to inform site selection and mitigation required, in relation to noise from the railway. Ensure flood risk is addressed within the design of the development to ensure protection of human health and well-being.
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	x	x	x	x	xx	xx
	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Mitigation:</p> <p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Mitigation:</p> <p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Mitigation:</p> <p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Mitigation:</p> <p>Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality.</p> <p>In the short term noise pollution may increase during the construction phase.</p> <p>Site is considered Grade 2 agricultural land and is within a Mineral Consultation Area. The site is prone to flooding with distinctive network of drainage ditches.</p> <p>Mitigation:</p>	<p>The removal of greenfield land may result in pollution from surface run-off and reducing soil quality.</p> <p>In the short term noise pollution may increase during the construction phase; however the site lies within a tranquil area, so in the long term light and noise may result in loss of tranquillity. The western edge of the site lies</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>The site is remote from the village, therefore access to the village facilities may result in personal vehicle use. There is a primary school 5 – 10 minutes from the site. (capacity unknown)</p> <p>The village facilities and train station are approx. 20 – 30 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>The site is sloped, therefore housing towards the top of the hill, may deter people from walking.</p> <p>There are bus stops running along Wallingford Rd adjacent to the site, to Wallingford, leaving hourly. The bus stops at the bottom of the hill</p>	<p>The site is on the edge of the village, therefore access to the village facilities may result in personal vehicle use.</p> <p>There is a primary school 5 – 10 minutes from the site. (capacity unknown)</p> <p>The village facilities and train station are approx. 15 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>There are bus stops running along Wallingford Rd 5 minutes' walk from the site, to Wallingford, leaving hourly.</p> <p>Buses to Reading and Oxford leave from Goring village every 30 minutes; bus stop are approx. 15 minutes' walk away.</p>	<p>The site is on the eastern urban edge of the village, within the settlement boundary. Access to the village facilities may result in personal vehicle use.</p> <p>There is a primary school 5 – 10 minutes from the site. (capacity unknown)</p> <p>The village facilities and train station are approx. 15 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>There are bus stops running along Wallingford Rd 10 minutes' walk from the site, to Wallingford, leaving hourly.</p> <p>Buses to Reading and Oxford leave from Goring village</p>	<p>The site is on the eastern urban edge of the village, not within the settlement boundary. The site is sloped and access to the village facilities may result in personal vehicle use.</p> <p>There is a primary school 10 – 15 minutes from the site. (capacity unknown)</p> <p>The village facilities and train station are approx. 30 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>There are bus stops running along Wallingford Rd 20 minutes' walk from the site, to Wallingford, leaving hourly.</p>	<p>The site is on the southern edge adjacent to the railway line.</p> <p>The village facilities and train station are approx. 5 – 10 minutes' walk away from the site, however access is severely restricted due to the railway line.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>There are bus stops within the village centre approx. 5 minute walk from the site, to Wallingford, leaving hourly.</p> <p>Buses to Reading and Oxford leave from Goring village every 30 minutes; bus stop are approx. 5 minutes' walk away.</p> <p>Any increase in population will</p>	<p>The site is on the southern edge adjacent to the railway line opposite GOR 10.</p> <p>The village facilities and train station are approx. 5 – 10 minutes' walk away from the site.</p> <p>The train provides two trains per hour to Reading and Oxford.</p> <p>There are bus stops within the village centre approx. 5 minute walk from the site, to Wallingford, leaving hourly.</p> <p>Buses to Reading and Oxford leave from Goring village every 30 minutes; bus stop are approx. 5 minutes' walk away.</p> <p>Any increase in population will result in additional vehicle use;</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>and the top, this will provide convenient access to any new development.</p> <p>Buses to Reading and Oxford leave from Goring village every 30 minutes; bus stop are approx. 20 minute walk away.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exists in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village.</p>	<p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exists in the village</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village, currently there is no access to the village through the adjacent Springhill Rd.</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>every 30 minutes; bus stop are approx. 15 minutes' walk away.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exists in the village</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This</p>	<p>Buses to Reading and Oxford leave from Goring village every 30 minutes; bus stop are approx. 30 minutes' walk away.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exists in the village</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village.</p> <p>Work with infrastructure providers to identify were an increase in</p>	<p>result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exists in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village, including pedestrian crossing over the railway line.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This should include, cycle ways, linking</p>	<p>additional journeys will be required to access secondary schools, sports facilities and other services which do not exists in the village.</p> <p>Mitigation: Ensure the ETI results inform the decision making process.</p> <p>Ensure good urban design principles are implemented to create good access to Goring Village, including pedestrian crossing over the railway line.</p> <p>Work with infrastructure providers to identify were an increase in sustainable modes of transport is required. This should include, cycle ways, linking</p>

SA Objectives	GOR 1		GOR 2		GOR 4		GOR 5		GOR 10		GOR 11	
	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.				should include, cycle ways, linking to green infrastructure.		sustainable modes of transport is required. This should include, cycle ways, linking to green infrastructure.		to green infrastructure.		to green infrastructure	
7 To conserve and enhance biodiversity	✓	x	✓	x	✓	x	✓	x	✓	x	✓	x
	A BAP/Phase 1 records: legally protected Red Kite present on site. 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 Additional development can lead to increased emissions from vehicle movement		BAP/Phase 1 records: legally protected Small Blue butterfly on site. 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 Additional development can lead to increased emissions from vehicle movement and put strain on		The site is bordered by mature trees and hedges on sides abutting residential gardens. There are several trees with TPO's. A BAP/phase 1 survey has not been carried out; there may be links to the wider ecological area. 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		The site borders deciduous woodland. Boundary trees are a key feature including several under a TPO at the western end of the site. A BAP/phase 1 survey has not been carried out; there may be links to the wider ecological area. The following European Sites need to be considered when identifying areas for additional housing development. Aston Rowant SAC, Chiltern Beechwoods SAC,		No biodiversity constraints identified, however a BAP/Phase 1 has not been carried out. 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 Additional development can lead to increased		The site is bordered by mostly mature trees and hedges, some TPO's near the access point. 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 Additional development can	

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>and put strain on water resources, both can have detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure protection of the red kite during any development phases.</p>	<p>water resources, both can have detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc</p> <p>Mitigation: Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing. Ensure protection of the blue butterfly during any development phases.</p>	<p>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. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc</p> <p>Mitigation: Great care must be taken to retain the mature tree cover around the site and TPO's during all development phases. Carry out a BAP/Phase 1 survey. Ensure the Habitats Regulation Assessment</p>	<p>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. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc</p> <p>Mitigation: Great care must be taken to retain the mature tree cover around the site and TPO's during all development phases. Carry out a BAP/Phase 1 survey.</p>	<p>emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc</p> <p>Mitigation: Carry out a BAP/Phase 1 survey. Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc</p> <p>Mitigation: Great care must be taken to retain the mature tree cover around the site and TPO's during all development phases. Carry out a BAP/Phase 1 survey. Encourage key management and enhancement schemes to protect the ecological characteristics of the riparian environment.</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
			Screening is undertaken to identify appropriate areas for additional housing.	Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.		Incorporate green infrastructure into the design and biodiversity enhancement schemes. Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.
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>xx</p> <p>GOR 1 is a greenfield site of 4.1 ha on the northern extremity of Goring.</p> <p>GOR 1 lies within the Chilterns AONB and the setting of the North Wessex Downs AONB.</p> <p>The site lies within the AONB and on the edge of the open rolling downs landscape type and within the setting of river Thames valley landscape.</p>	<p>x</p> <p>GOR 2 is a greenfield site of 3.3 ha on the northern extremity of Goring.</p> <p>GOR2 lies within the Chilterns AONB.</p> <p>The site is in arable use. The North Wessex Downs AONB Landscape Character Area 6Diii Streatley and Basildon lies some 400m west of GOR2 and hence the site has the potential to affect the character of this area. Streatley</p>	<p>x</p> <p>GOR 4 is a greenfield site of 0.6 ha in a triangle between existing development along Elvendon Road and Icknield Road in Goring, within the Chilterns AONB.</p> <p>GOR4 lies within the Chilterns AONB, however the site is not visible from the surrounding area. The North Wessex Downs AONB Landscape Character Area</p>	<p>xx</p> <p>GOR 5 is a greenfield site of 7.2 ha on the north-eastern extremity of Goring.</p> <p>GOR5 lies within the Chilterns AONB.</p> <p>The site lies in a typical Chilterns valley and is under pasture. The northern boundary is open to pasture fields which continue up the hillside to Wroxhills Wood. The</p>	<p>xx</p> <p>GOR 10 lies within the Chilterns AONB and the setting of the North Wessex Downs AONB.</p> <p>It also lies within the riparian valley setting of Gatehampton Conservation Area. Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land and site is within a mineral conservation area.</p> <p>Mitigation</p>	<p>xx</p> <p>GOR 11 is a greenfield site of 6.8ha on the southern edge of Goring.</p> <p>The site is divided into two distinct areas of different character.</p> <p>GOR 11 lies within the Chilterns AONB and the setting of the North Wessex Downs AONB.</p> <p>The western edge of the site lies</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	<p>The site is has an open view from the Ridgeway national trail.</p> <p>A Phase 2 LCA was carried out for this site and recommended that this site should not be considered any further for development.</p> <p>Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land.</p> <p>Mitigation</p> <p>It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly.</p> <p>Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>and Basildon forms the western side of the narrow gap between the two AONBs separated by the river Thames Floodplain.</p> <p>Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land.</p> <p>Mitigation:</p> <p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>A lower density may be necessary to avoid visual intrusion from the built form.</p> <p>Consideration should be given to the impact of new development on the AONB boundary on both the character of the AONB and in views from the higher ground. Key management requirements of relevance are to conserve and</p>	<p>6Diii Streatley and Basildon lies some 900m west of GOR4 and hence the site has the potential to affect the character of this area. Streatley and Basildon forms the western side of the narrow gap between the two AONBs separated by the river Thames Floodplain.</p> <p>A Phase 2 LCA recommended that: the whole of this site (and the additional land owned by OCC at the fire station which is on offer to the developer) be considered as a potential housing site on landscape and visual grounds.</p> <p>Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land.</p> <p>Mitigation</p> <p>A full detailed landscape and</p>	<p>remaining boundaries are marked by tree cover and hedgerows along the rear boundaries of large gardens.</p> <p>A Phase 2 LCA was carried out for this site and recommended that this site should not be considered any further for development.</p> <p>Agricultural Land Classification: Grade 2, which are referred to as 'Best and Most Versatile' land.</p> <p>Mitigation</p> <p>It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly.</p> <p>Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly.</p> <p>Considers ways to mitigate the loss of good quality agriculture land.</p>	<p>within flood zones 2 and 3.</p> <p>It is recommended that a reduced area is considered further as a housing site on landscape and visual grounds as the rest of the site is very much a part of the open river valley landscape of pasture and arable fields along this part of the Thames valley between the hills of the Chilterns and North Wessex Downs. All of these features are special qualities of this part of the Chilterns AONB.</p> <p>Agricultural Land Classification: Grade 2/3, which are referred to as 'Best and Most Versatile' land and site is within a mineral conservation area.</p> <p>Mitigation:</p> <p>Reducing the site area could result in</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
		enhance the comparative sense of remoteness of the Thames Valley Plain. Considers ways to mitigate the loss of good quality agriculture land.	visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form. The preferred access is across the land to the front of the fire station. Considers ways to mitigate the loss of good quality agriculture land.			a development that is well contained by the existing settlement and surrounding tree cover. Provided that the existing tree cover is retained, the southern boundary reinforced with additional tree planting and density is commensurate with the character of the adjacent townscape, this part of the site would be suitable for housing. Considers ways to mitigate the loss of good quality agriculture land.
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.	0	0	?	?	xx	xx
	No cultural or historical interest has been identified. No archaeological restraints have been identified. Mitigation A predetermination archaeological desk-based assessment and	No cultural or historical interest has been identified. No archaeological restraints have been identified. Mitigation A predetermination archaeological desk-based assessment and evaluation	No cultural or historical interest has been identified, however the site is surrounded by locally distinctive settlements. No archaeological restraints have been identified. Mitigation	No cultural or historical interest has been identified, however the site is sandwiched between very low density pre-war housing with large gardens along Icknield Road and Evendon Road.	Site is within the riparian valley setting of Gatehampton Conservation Area, development would lead to erosion of the rural landscape between Goring and Gatehampton to	The site is divided into two distinct areas of different character. Potential impact on key settlement characteristics if the whole site was developed. Developing the southern section of

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	Ensure new development is in keeping with local character. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	No archaeological restraints have been identified. Mitigation: Ensure new development is in keeping with local character. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	the detriment of the Conservation Area. No archaeological restraints have been identified. Mitigation: It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	the site would result in erosion of the rural landscape between Goring and Gatehampton. No archaeological restraints have been identified. Mitigation: It may not be able to mitigate the impacts. A full detailed Landscape and Visual Impact Assessment should be undertaken to determine if mitigation is possibly. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.
	✓	✓	✓	✓	x	xx

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
10 To seek to address the causes and effects of climate change by: 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>Site is not within a floodplain.</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>Thames Water have said that there is capacity in the existing sewage network for additional development, shared between Goring and Woodcote.</p> <p>Mitigation: 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</p>	<p>Site is not within a floodplain.</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>Thames Water have said that there is capacity in the existing sewage network for additional development, shared between Goring and Woodcote.</p> <p>Mitigation: 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</p>	<p>Site is not within a floodplain.</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>Thames Water have said that there is capacity in the existing sewage network for additional development, shared between Goring and Woodcote.</p> <p>Mitigation: 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</p>	<p>Site is not within a floodplain.</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>Thames Water have said that there is capacity in the existing sewage network for additional development, shared between Goring and Woodcote.</p> <p>Mitigation: 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</p>	<p>The site is prone to flooding with distinctive network of drainage ditches.</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>Thames Water have said that there is capacity in the existing sewage network for additional development, shared between Goring and Woodcote.</p> <p>Mitigation: Carry out a flood risk assessment for the site to inform decision making.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are</p>	<p>The western edge of the site lies within flood zones 2 and 3.</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>Mitigation: Encourage key management and enhancement schemes to protect the landscape character.</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 ensure water</p>

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
	to ensure water and sewage capacity is maintained.	to ensure water and sewage capacity is maintained.	to ensure water and sewage capacity is maintained.	to ensure water and sewage capacity is maintained.	beneficial to flood prevention and resilience to climate change. Continue to work with Thames water to ensure water and sewage capacity is maintained.	and sewage capacity is maintained.
11 To reduce the risk of, and damage from, flooding.	✓	✓	✓	✓	x	xx
	Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change	Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change	Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	Site is not within a floodplain. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	The site is prone to flooding with distinctive network of drainage ditches. Mitigation: Carry out a flood risk assessment for the site to inform decision making. Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	The western edge of the site lies within flood zones 2 and 3. The northern part of the site is outside of any landscape character area. The southern part of the site lies within LCA11 Thames Valley and Fringes / LCT Flat floodplain pasture. Mitigation: Carry out a flood risk assessment for the site to inform decision making. Encourage key management and

SA Objectives	GOR 1	GOR 2	GOR 4	GOR 5	GOR 10	GOR 11
						enhancement schemes to protect the landscape character. Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.	x The development of new housing, will lead to construction and demolition waste being produced. Mitigation: 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.
	✓	✓	✓	✓	✓	✓

[illegible]

[illegible]

Appendix A – Table 9 – Sustainability Appraisal Matrices Nettlebed Village Sites

The sites within Nettlebed Village which have been subject to the Sustainability Appraisal process are:

NET 1, NET 2, NET 3, NET 4 and NET 5

Key

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 9 – Nettlebed Village

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
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	✓ NET 1 is a greenfield site within the Chilterns AONB. Site is considered suitable in principle and is available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites.. Mitigation: A full detailed landscape and visual impact assessment will	x NET 2 is a greenfield site of 06ha within the Chilterns AONB. The topography of site may make it impractical for housing. Site is considered not suitable in principle and its availability is currently unknown. Mitigation: Consider alternative sites for housing.	✓ NET 3 is a green field site of 1.3ha on the western edge of Nettlebed, within the Chilterns AONB. Site is considered suitable in principle but availability is currently unknown. At a nominal density of 25 dph, 15 dwellings might be accommodated. Mitigation: A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density	✓ NET 1 is a greenfield site of 1.9 ha within the Chilterns AONB. Site is considered suitable in principle and is available but development of this site will be considered through the plan making process during which its acceptability will be judged by comparison with other potentially suitable sites. Mitigation: A full detailed landscape and visual impact assessment will	✓ NET 5 is a part green field / part brownfield site in the grounds of Joyce Grove (Sue Ryder home) lies within the Chilterns AONB. The hospice building is still in use and will be for the foreseeable future, however the Buildings could be suitable for sympathetic conversion if site becomes available. Mitigation: Any potential development should be required to submit a

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	be required to inform the final capacity of the site.		may be necessary to avoid visual intrusion from the built form.	be required to inform the final capacity of the site.	detailed assessment of the historic value of the park and the ancillary buildings.
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.	✓ 20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.	✓ 20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.	✓ 20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.	✓ 20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.	✓ 20 new homes is unlikely to provide opportunities to contribute to the existing infrastructure significantly, however new development may help create safer places through greater pedestrian flows and provide funding through development to ensure secure design principles. Mitigation / Enhancement Ensure that development is designed to reduce crime and the fear of crime.
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓ In 2011, Nettlebed village had a population of about 727. The village has a good range of services, including a doctor's surgery, and a primary school. The village offers a number	✓ In 2011, Nettlebed village had a population of about 727. The village has a good range of services, including a doctor's surgery, and a primary school. The village offers a number of services with the ability	✓ In 2011, Nettlebed village had a population of about 727. The village has a good range of services, including a doctor's surgery, and a primary school. The village offers a number of	✓ In 2011, Nettlebed village had a population of about 727. The village has a good range of services, including a doctor's surgery, and a primary school. The village offers a number of	✓ In 2011, Nettlebed village had a population of about 727. The village has a good range of services, including a doctor's surgery, and a primary school. The village offers a number of

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	<p>of services with the ability to act as a local centre. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary schools approx. 5 miles away from the site. Bus services are hourly.</p> <p>Further housing offers the opportunity to support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Site is located on the edge of the village and therefore access to existing facilities may not be suitable.</p> <p>Mitigation: Site is located on the edge of the village and it is essential that good urban design principles are implemented to create good access to the village and integrate new housing development.</p>	<p>to act as a local centre. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary schools approx. 5 miles away from the site. Bus services are hourly.</p> <p>Further housing offers the opportunity to support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Site is located on the edge of the village and therefore access to existing facilities may not be suitable.</p> <p>Mitigation: Site is located on the edge of the village and it is essential that good urban design principles are implemented to create good access to the village and integrate new housing development.</p> <p>Ensure improvements to service provision commensurate with any increases in population.</p>	<p>services with the ability to act as a local centre. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary schools approx. 5 miles away from the site. Bus services are hourly.</p> <p>Further housing offers the opportunity to support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Site is located on the edge of the village and therefore access to existing facilities may not be suitable.</p> <p>Mitigation: Site is located on the edge of the village and it is essential that good urban design principles are implemented to create good access to the village and integrate new housing development.</p>	<p>services with the ability to act as a local centre. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary schools approx. 5 miles away from the site. Bus services are hourly.</p> <p>Further housing offers the opportunity to support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Site is located on the edge of the village and therefore access to existing facilities may not be suitable.</p> <p>Mitigation: Site is located on the edge of the village and it is essential that good urban design principles are implemented to create good access to the village and integrate new housing development.</p>	<p>services with the ability to act as a local centre. There is a community hall/ village hall and allotments, within walking distance from the site. There are several secondary schools approx. 5 miles away from the site. Bus services are hourly.</p> <p>Further housing offers the opportunity to support and enhance the existing village; however growth pressure on existing services in places where housing is already allocated may occur.</p> <p>Site is located in the grounds of former Joyce Grove, existing footpaths link to the village.</p> <p>Mitigation: Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.</p>

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.	Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.	Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.	Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxfordshire County Council to ensure school facilities are provided locally.	
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓	x	✓	✓	✓
	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities.</p> <p>As a larger village, there are a good range of existing facilities including a village hall, a pub/restaurant, parks and allotments within walking distance of the site which all contribute to the health and well-being of the local community. .</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed Village.</p>	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities; however the topography of site makes it impractical for housing.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed village. Ensure improvements to service provision commensurate with any increases in population.</p>	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities. There is a footpath to the village.</p> <p>As a larger village, there are a good range of existing facilities including a village hall, a pub/restaurant, parks and allotments within walking distance of the site which all contribute to the health and well-being of the local community..</p> <p>Site is adjacent to well-used petrol filling station that could create noise for new</p>	<p>The site is located on the edge of the village, easy walking distance to allotments and other village facilities.</p> <p>As a larger village, there are a good range of existing facilities including a village hall, a pub/restaurant, parks and allotments within walking distance of the site which all contribute to the health and well-being of the local community..</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed village.</p>	<p>The proposed site/building is located in the grounds of former Joyce Grove parkland estate, with good links to the village.</p> <p>As a larger village, there are a good range of existing facilities including a village hall, parks and allotments within walking distance of the site which all contribute to the health and well-being of the local community..</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access and integration with to</p>

SA Objectives	NET 1		NET 2		NET 3		NET 4		NET 5
	Ensure improvements to service provision commensurate with any increases in population.				homes built adjacent to it. Mitigation: Ensure good urban design principles are implemented to create good access and integration with to Nettlebed village.. Ensure improvements to service provision commensurate with any increases in population. Mitigate potential noise from petrol filling station, for example vegetation/trees could provide natural screening.		Ensure improvements to service provision commensurate with any increases in population. .		Nettlebed village. Ensure improvements to service provision commensurate with any increases in population.
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x	✓	x	✓	x	✓	x	✓
	Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.		Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents.		Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. The increase in population may reduce tranquillity overall for all residents There is likely to be an increase in car borne traffic locally.		Any reduction in greenfield land may result in pollution from surface run-off. In the short term noise pollution may increase during the construction phase. There is likely to be an increase in car borne traffic locally. The increase in population may reduce		The site is part green field / part brownfield in the grounds of Joyce Grove (Sue Ryder home), The hospice building is vacant; therefore this may be suitable for conversion to residential buildings. No removal of greenfield land is required.

SA Objectives	NET 1		NET 2		NET 3		NET 4		NET 5	
	There is likely to be an increase in car borne traffic locally. Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.		There is likely to be an increase in car borne traffic locally. Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.		Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.		tranquillity overall for all residents. Mitigation: Ensure phasing of development occurs to reduce noise impacts. Encourage the use of permeable surfaces and SUDS.		There is likely to be an increase in car borne traffic locally. In the short term noise pollution may increase during the construction phase. Mitigation: Ensure phasing of development occurs to reduce noise impacts.	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓	x	✓	x	✓	x	✓	x	✓	x
	The site enjoys good travel connections to Oxford and Reading along the A4074. The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away, buses run hourly. Buses run hourly to Reading, Oxford. Every half an hour to Wallingford. Bus stops are 5 minutes from the site. The village has a doctor's surgery and a primary school.		Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns. Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction.		Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns. Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process.		Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns. Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process.		Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village. The village has no train station; nearest train station is Henley-on-Thames approx. 5 miles away. Buses run hourly to main towns. Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process.	

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	<p>There are secondary schools within a 5 mile radius. Bus services are hourly. Cycling would take approx. 30 minutes.</p> <p>The primary school is 3 minutes' walk away from the site,</p> <p>The doctor's surgery is 10 minutes' walk away from the site.</p> <p>Any increase in population will result in additional vehicle use; additional journeys will be required to access secondary schools, sports facilities and other services which do not exist in the village.</p> <p>Mitigation: Carry out a Transport Assessment and ensure the results inform the decision making process. Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to</p>	<p>Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically. 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>Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically. 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>Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically. 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>Resolve access issues with the junction. Ensure good urban design principles are implemented to create good access to Nettlebed Village, specifically. 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>

SA Objectives	NET 1		NET 2		NET 3		NET 4		NET 5	
	Nettlebed Village, specifically. 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.									
7 To conserve and enhance biodiversity	✓	x	✓	x	✓	x	✓	x	✓	x
	<p>Ecological constraints unknown but site boarded by mature trees</p> <p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.</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,</p>		<p>Ecological constraints unknown but site boarded by mature trees.</p> <p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.</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</p>		<p>Individual mature trees on site. Dense mature belts along the southern and western boundary and along the A4130.</p> <p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development. Aston Rowant SAC, Chiltern Beechwoods</p>		<p>Ecological constraints unknown.</p> <p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.</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</p>		<p>The open part of the site is a combination of parkland and designed gardens.</p> <p>There is a Local Wildlife Site in the northern part of site.</p> <p>Nettlebed is located close to a Conservation Target Area; however the development of 20 houses is unlikely to provide significant funding for biodiversity enhancement.</p> <p>The following European Sites need to be considered when identifying areas for additional housing development.</p>	

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5	
	<p>Little Wittenham SAC Oxford Meadows SAC 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>Mitigation: Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</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. Additional development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p>Mitigation: Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p>	<p>SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC 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>Mitigation: Ensure the tree boundary is protected. Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</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>Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC 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>Mitigation: Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken to identify appropriate areas for additional housing.</p> <p>Ensure the protection of the Parkland, Designated Gardens and Local Wildlife Site.</p>	
8 To improve efficiency in land use and to conserve and enhance the district's open spaces and countryside in particular, those areas	xx	xx	x	xx	✓	x
	The site is within the Chilterns AONB and on the edge of Nettlebed village.	The site is within the Chilterns AONB and on the edge of Nettlebed village; the topography of	The site lies within the AONB and within an area which contains many of the special qualities of the AONB,	The site is within the Chilterns AONB and on the edge of Nettlebed village. The site would be highly visible in	The site is part green field / part brownfield in the grounds of Joyce Grove (Sue Ryder home),	

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
designated for their landscape importance, minerals, biodiversity and soil quality.	<p>Mitigation: The LCA states: There is potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape.</p>	<p>site makes it impractical for housing.</p> <p>Mitigation: Site highly constrained by landscape features. Impact on Priest's Hill landscape and approach into Nettlebed</p>	<p>in particular the woodland beech cover, scattered villages with brick and flint houses, common land (Nettlebed Common) and parkland (Joyce Grove/Sue Ryder home.</p> <p>Mitigation: The LCA states: There may be some potential for housing although limited by some important landscape and visual constraints including the impact on the Conservation Area and AONB.</p>	<p>views and in the approach to the village from the west.</p> <p>Mitigation: The LCA states: there is Potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape.</p>	<p>The hospice is a grade 2 listed building. Any significant development within the grounds could harm the setting of the listed building and be inappropriate.</p> <p>Removal of greenfield land may not be required if the existing buildings were converted into new homes, but there is currently no indication that the site is available.</p> <p>There is a Local Wildlife Site in the northern part of site.</p> <p>Mitigation: The LCA states: May be some potential for housing although limited by some important landscape and visual constraints including the impact on the Conservation Area, wooded landscape and AONB.</p>
	xx	xx	x	xx	x

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
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>The site is within the Chilterns AONB and on the edge of Nettlebed village Conservation Area</p> <p>Mitigation: The LCA states: There is potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape.</p>	<p>The site is within the Chilterns AONB and on the edge of Nettlebed village; the topography of site makes it impractical for housing.</p> <p>Mitigation: Site highly constrained by landscape features. Impact on Priest's Hill landscape and approach into Nettlebed</p>	<p>Site is located adjacent to Nettlebed Conservation Area and the listed building, and the importance of the tree cover and pasture transition landscape as a key feature of the AONB.</p> <p>Mitigation: It is considered important that the built form of Nettlebed does not extend any further south than the southern point of the housing at Nettlebed within the Conservation Area (excluding farm buildings). It is equally important that a substantial Green Infrastructure link and landscape buffer is created between the open landscape of the AONB and the village edge. The preferred access is from adjacent to the petrol station off the A4130 subject to retention of the tree cover along the A4130. A large scale hard junction would not be appropriate and harm</p>	<p>The site is within the Chilterns AONB and on the edge of Nettlebed village and close to the historic core.</p> <p>Mitigation: The LCA states: There is potential for harm to landscape setting of Nettlebed and AONB as a result of settlement expansion into wider landscape.</p>	<p>Site is within the Chilterns AONB, the hospice is a Grade II listed building within the setting of Nettlebed Conservation Area.</p> <p>Mitigation: With regard to the historic environment: A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p>The Grade 2 listed building should be protected and if converted to residential use; historic building guidelines should be followed.</p> <p>The LCA suggests there may be potential to develop the site provided that any proposed scheme did not result in any harm to the AONB, the integrity or significance of the parkland, or the Grade II listed building.</p>

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
			the landscape setting to both the Nettlebed Conservation Area, the approach to Nettlebed and character of the Chilterns. NET 3. A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. A lower density may be necessary to avoid visual intrusion from the built form.		Any potential development should be required to submit a detailed assessment of the historic value of the park and the ancillary buildings.
10 To seek to address the causes and effects of climate change by: 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	✓ Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ The conversion of an existing building may reduce resource use. Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented. Mitigation: Encourage green infrastructure and biodiversity enhancement schemes; these are

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
resilient to the effects of climate change.	Continue to work with Thames water to ensure water and sewage capacity is maintained.	Continue to work with Thames water to ensure water and sewage capacity is maintained.	Continue to work with Thames water to ensure water and sewage capacity is maintained.	Continue to work with Thames water to ensure water and sewage capacity is maintained.	beneficial to flood prevention and resilience to climate change. Continue to work with Thames water to ensure water and sewage capacity is maintained.
11 To reduce the risk of, and damage from, flooding.	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain; however the removal of greenfield land is not beneficial to climate change resilience. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.	✓ Site is not within a floodplain, unlikely that removal of greenfield land will be required. Mitigation: Encourage green infrastructure, SUDS and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x The development of new housing, will lead to construction and demolition waste being produced.	x The development of new housing, will lead to construction and demolition waste being produced.	x The development of new housing, will lead to construction and demolition waste being produced.	x The development of new housing, will lead to construction and demolition waste being produced.	✓ The conversion of an existing building may reduce resource use and lead to less waste from construction and demolition waste.

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
	Mitigation: 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.	Mitigation: 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.	Mitigation: 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.	Mitigation: 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.	Mitigation: 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 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 market towns and villages	✓	✓	✓	✓	✓
	Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out 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.	Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out 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.	Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out 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.	Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out 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.	Additional housing will increase the population and maintain and enhance the rural economy. Mitigation: Encourage local work force and on the job skill training through-out 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.
	0	0	0	0	0

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
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.	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
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	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0	0	0	0
	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact

SA Objectives	NET 1	NET 2	NET 3	NET 4	NET 5
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>Mitigation: Continue to work with the local community.</p>	<p>The Council has involved the community in the decision making process.</p> <p>Mitigation: Continue to work with the local community.</p>	<p>The Council has involved the community in the decision making process.</p> <p>Mitigation: Continue to work with the local community.</p>	<p>The Council has involved the community in the decision making process.</p> <p>Mitigation: Continue to work with the local community.</p>	<p>The Council has involved the community in the decision making process.</p> <p>Mitigation: Continue to work with the local community.</p>

Appendix A – Table 10 – Sustainability Appraisal Matrices - Providing for Travelling Communities

The sites which have been subject to the Sustainability Appraisal process are:

Site 6: A brownfield site at Phillip's Tyres, a former tyre transfer station located on the A40 on the northern edge of Oxford; and

Site 7: A brownfield site at a former scrapyard on Menmarsh Road, Worminghall near Waterperry.

Scoring table below

✓✓	✓	xx	x	0	?
Major positive	Minor positive	Major negative	Minor negative	Neutral effect	Uncertain effect

Table 10 –Providing for Travelling Communities

SA Objectives	SITE 6	SITE 7
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	✓ Site 6 is brownfield site of 0.27 on an abandoned scrap tyre transfer station, within the greenbelt. Landowner is willing to put site forward for travelling communities, therefore site is suitable and available in principle. Mitigation Ensure the environment is suitable.	✓ Site 6 is brownfield site of 0.97 on a Scrap yard, within the greenbelt. Landowner is willing to put site forward for travelling communities, therefore site is suitable and available in principle. Mitigation Ensure the environment is suitable.
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.	0 The creation of this site for the travelling community is unlikely to have an impact on this objective.	0 The creation of this site for the travelling community is unlikely to have an impact on this objective.

SA Objectives	SITE 6		SITE 7	
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	x		x	
	<p>The site is located 4.2 miles from Elsfield and 3 miles from Marston, adjacent to the A40. The nearest GP's and schools are in Marston across the other side of the A40. No PRoW or footpaths to the villages exist. It is unlikely that a small addition to the local population will put pressure on local services.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school and GP facilities are provided locally.</p>		<p>The site is located 2.3 miles from Worminghall and 3.3 miles from Ickford, adjacent to the 0.8 from the M40. The nearest GP's is in Worminghall and nearest primary school is in Ickford. No PRoW or footpaths to the villages exist. It is unlikely that a small addition to the local population will put pressure on local services.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to the village. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school and GP facilities are provided locally.</p>	
4 To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	✓	x	✓	x
	<p>Provision of sites for the travelling community will improve health and well-being in principle, however the location of the site is unlikely to promote community cohesion. The site is located adjacent to the A40, noise and safety concerns are noted. Access to the site may be dangerous. Both sites are brownfield sites and could suffer from contamination issues due to previous uses.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to villages from the site, foot bridges and cycle paths should be provided. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to</p>		<p>Provision of sites for the travelling community will improve health and well-being in principle, however the location of the site is unlikely to promote community cohesion. Both sites are brownfield sites and could suffer from contamination issues due to previous uses.</p> <p>Mitigation: Ensure good urban design principles are implemented to create good access to villages from the site, cycle paths should be provided. Ensure improvements to service provision commensurate with any increases in population. Continue to work with Oxford County Council to ensure school and GP facilities are provided locally. Consider carrying out a land contamination survey.</p>	

SA Objectives	SITE 6	SITE 7	
	<p>ensure school and GP facilities are provided locally.</p> <p>Consider if road noise can be mitigated.</p> <p>Improve access to the site.</p> <p>Consider carrying out a land contamination survey.</p>		
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	0	0	
	The creation of this site for the travelling community is unlikely to have an impact on this objective.	The creation of this site for the travelling community is unlikely to have an impact on this objective.	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	x	x	
	<p>The site is located 4.2 miles from Elsfield and 3 miles from Marston, adjacent to the A40.</p> <p>The nearest GP's and schools are in Marston across the other side of the A40.</p> <p>No PRoW or footpaths to the villages exist.</p> <p>Oxford is 5 miles away, however access from the site is by car only.</p> <p>No bus stops are located near the site.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to villages from the site, foot bridges and cycle paths should be provided.</p> <p>Work with infrastructure providers to consider how sustainable transport options can be improved can be improved.</p>	<p>The site is located 2.3 miles from Worminghall and 3.3 miles from Ickford, adjacent to the 0.8 from the M40.</p> <p>The nearest GP's is in Worminghall and nearest primary school is in Ickford.</p> <p>No PRoW or footpaths to the villages exist.</p> <p>No bus stops are located near the site.</p> <p>Mitigation:</p> <p>Ensure good urban design principles are implemented to create good access to villages from the site, cycle paths should be provided.</p> <p>Work with infrastructure providers to consider how sustainable transport options can be improved can be improved.</p>	
7 To conserve and enhance biodiversity	?	✓	x
	<p>No BAP records exist for the site</p> <p>Mitigation:</p> <p>Carry out a BAP Phase 1 survey.</p>	<p>No BAP records exist for the site, site is located within a Nature and Conservation Target Area (Bernwood). Adjoining land at Water Perrywood designated as Ancient Woodland and SSSI. Ancient woodland is protected under the Habitats Regulation Assessment.</p> <p>Mitigation:</p> <p>Carry out a BAP Phase 1 survey.</p>	

SA Objectives	SITE 6	SITE 7	
		Carry out a Habitats Regulation Assessment Screening.	
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.	✓	✓	x
	The site is brownfield land, not within the AONB, it is within the greenbelt. Using this site over greenfield land would be positive to this objective.	The site is brownfield land, not within the AONB, it is within the greenbelt. Using this site over greenfield land would be positive to this objective. Ancient woodland is protected under the Habitats Regulation Assessment. Mitigation: Carry out a BAP Phase 1 survey. Carry out a Habitats Regulation Assessment	
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.	0	0	
	No cultural or historical interest has been identified. No archaeological restraints have been identified. Mitigation A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	No cultural or historical interest has been identified. No archaeological restraints have been identified. Mitigation A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation, if any required.	
10 To seek to address the causes and effects of climate change by: 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.	0	0	
	The creation of this site for the travelling community is unlikely to have an impact on this objective.	The creation of this site for the travelling community is unlikely to have an impact on this objective.	

SA Objectives	SITE 6	SITE 7
11 To reduce the risk of, and damage from, flooding.	✓	✓
	<p>Site is not within a floodplain.</p> <p>Mitigation Carry out a Flood Risk Assessment to inform the decision making process.</p>	<p>Site is not within a floodplain.</p> <p>Mitigation Carry out a Flood Risk Assessment to inform the decision making process.</p>
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	0	0
	The creation of this site for the travelling community is unlikely to have an impact on this objective.	The creation of this site for the travelling community is unlikely to have an impact on this objective.
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 market towns and villages	0	0
	The creation of this site for the travelling community is unlikely to have an impact on this objective.	The creation of this site for the travelling community is unlikely to have an impact on this objective.
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.	0	0
	The creation of this site for the travelling community is unlikely to have an impact on this objective.	The creation of this site for the travelling community is unlikely to have an impact on this objective.
	0	0

SA Objectives	SITE 6	SITE 7
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.	The creation of this site for the travelling community is unlikely to have an impact on this objective.	The creation of this site for the travelling community is unlikely to have an impact on this objective.
16 To encourage the development of a buoyant, sustainable tourism sector.	0 The creation of this site for the travelling community is unlikely to have an impact on this objective.	0 The creation of this site for the travelling community is unlikely to have an impact on this objective.
17 Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	✓✓ The Council has involved the community in the decision making process by holding consultation events and seeking views on the different sites. Mitigation: Continue to work with the local community and parish council.	✓✓ The Council has involved the community in the decision making process by holding consultation events and seeking views on the different sites. Mitigation: Continue to work with the local community and parish council.

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