Appendix A – Table 11 – 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.

The HELAA Report was undertaken March 2017 and identified the following potential sites for development:

CG1, CG2 and CG3, the SA has assessed this sites in the table below.

Key:

√√	✓	хх	х	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	CG1	CG2	CG3
1 To help to	✓	√√	✓	✓	✓	✓	✓	✓	✓	✓
provide existing	Site CRO1 is a	Site CRO2 is a	Site CRO3 is part	Site CRO4 is a site	Site CRO6 is a site	Site CRO7 is a	Site CRO10 is a	Site CG1 is a	Site CG2 is a	Site CG3 The site
and future	greenfield site of	greenfield site of	of Howbery Park, a	of of 2.6 hectares	of 2.6 hectares on	greenfield site of	greenfield site of	greenfield site of	greenfield site of	is a previously
residents with the	0.9 hectares on the	24.1 hectares on	campus style	on the eastern	the southern edge	6.0 hectares on the	8.1 hectares on the	9.13 hectares	1.75 hectares.	developed site of
opportunity to live	north eastern edge	the north eastern	business park site	edge of Crowmarsh	of Crowmarsh	southern edge of	southern edge of	south of Riverside	The sites current	2.78 hectares and
in a decent home	of Crowmarsh	edge of Crowmarsh	of 9.4 hectares. It is	Gifford containing a	Gifford close to the	Crowmarsh Gifford.	Crowmarsh Gifford.	Park and Pools.	uses are	contains the
and in a decent	Gifford. The LCA	Gifford.	recommended that	photovoltaic array	primary school.	The site is sub-	It is recommended	Part of the site is	recreation and	previous council
environment	recommends that a	It is recommended	only part of this site	and with	The density of this	divided into two	that only part of this	used for	leisure and part	office which is
supported by	reduced area could	that only part of this	is considered	approximately 0.5	area is	sections: CRO 7A	site is considered	recreation and	of the site is	now derelict.
appropriate levels	provide housing,	site is considered	further on	hectares on the	recommended to	Old Reading Road,	further on	agriculture. The	previously	There is some
of infrastructure	On this basis some	further on	landscape and	western side	be a maximum of	CRO 7B Newnham	landscape and	HELAA Report	developed land.	areas of open
	15 dwellings might	landscape and	visual grounds. In	included in	25 per ha. On this	Manor / Port Way.	visual grounds. The	suggest at 183	The HELAA	land within the
	be accommodated	visual grounds. A	addition the	floodzone 2. It is	basis some 65	It is recommended	density of this	dwellings maybe	Report suggests	site.
	on Site CRO1, in	total of 295	western end of the	recommended that	dwellings might be	that only part of this	reduced area is	accommodated	that 39 new	The HELAA
	terms of providing	dwellings are	site is within flood	only part of this site	accommodated on	site is considered	recommended to	on the site. Which	homes could be	Report suggests
	housing, which will	recommended at a	zones 2 and 3 and	is considered	Site CRO6, which	further on	be a maximum of	will result in	accommodated	that 62 new
	result in positive	nominal density of	therefore not	further on	will result in	landscape and	25 per ha. On this	positive effects	on the site.	homes could be
	effects in terms of	25dph for this site,	suitable for	landscape and	positive effects in	visual grounds. The	basis some 50	in terms of	Which will result	accommodated
	providing housing.	which will result in	residential	visual grounds. The	terms of providing	density of this	dwellings might be	providing	in positive	on the site. Which
	The amenity of	significant	development. The	density of this	housing.	reduced area is	accommodated on	housing.	effects in terms	will result in
	future residents	positive effects in	density of this	reduced area is	Mitigation:	recommended to	Site CRO10, which	Mitigation:	of providing	positive effects
	could be affected	terms of providing	reduced area. On	recommended to	A full detailed	be a maximum of	will result in	Mitigation:	housing.	in terms of
	by road noise from	housing.	the basis of 25 dph	be a maximum of	landscape and	25 per ha. On this	positive effects in	An LCA should be	Mitigation:	providing
	the adjacent A4074	Mitigation:	some 105	25 per ha. On this	visual impact	basis some 25	terms of providing	carried out for the	An LCA should	housing.
	roundabout.	A full detailed	dwellings might be accommodated on	basis some 50	assessment will be required to inform	dwellings might be accommodated on	housing.	site and full detailed	be carried out for the site and	Mitigation: Mitigation:
	Mitigation: A full detailed	landscape and visual impact	Site CRO3, which	dwellings might be accommodated on	the final capacity of	Site CRO7A.	Mitigation: A full detailed	landscape and	full detailed	An LCA should be
	landscape and	assessment will be	will result in	Site	the site.	CRO7B: It is	landscape and	visual impact	landscape and	carried out for the
	visual impact	required to inform	positive effects in	CRO4, which will	tile site.	recommended that	visual impact	assessment may	visual impact	site and full
	assessment will be	the final capacity of	terms of providing	result in positive		only part of this site	assessment will be	be required to	assessment may	detailed
	required to inform	the site.	housing.	effects in terms of		is considered	required to inform	inform the final	be required to	landscape and
	the final capacity of	uie site.	Mitigation:	providing housing.		further on	the final capacity of	capacity of the	inform the final	visual impact
	the site. Noise		A full detailed	Mitigation:		landscape and	the site.	site.	capacity of the	assessment may
	mitigation may be		landscape and	A full detailed		visual grounds. A	ti io dito.	oito.	site.	be required to
	required.		visual impact	landscape and		total of 70			oito.	inform the final
	i roquirou.		viouai iiripaot	idiascape and		10101 01 70		•	l	mom me ma

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
C/ CDJCCH VCC	OKO I	ONO 2	assessment will be	visual impact	ONO 0	dwellings are	ONO 10	001	002	capacity of the
			required to inform	assessment will be		recommended at a				site.
			the final capacity of	required to inform		nominal density of				
			the site.	the final capacity of		25dph for this site,				
				the site.		which will result in				
						positive effects in				
						terms of providing				
						housing.				
						Mitigation:				
						A full detailed				
						landscape and				
						visual impact				
						assessment will be				
						required to inform				
						the final capacity of				
2 To help to	/		,	/	/	the site.	,			
create safe	√	✓	✓	✓	√	√	√			
places for people			laces through greater p	pedestrian flows and p	rovide funding through	development to ensur	re secure design princi	ples. Therefore posi	tive effects are ide	ntified.
to use and for	Mitigation / Enhance			,						
businesses to	Ensure that develop	ment is designed to re	educe crime and the fea	ir of crime.						
operate, to										
reduce anti-social										
behaviour and										
reduce crime and										
the fear of crime. 3 To improve	/ Y	/ V	/ Y	/ V	/ 7	/ Y	/ 7	/ Y		/ ٧
accessibility for	√ X	√ X	/ X	✓ X	X	√ X	√ X	✓ X	√ X	V X
everyone to	In 2011, Crowmarsh	Village nad a populat	ion of about 1,200. The in a 5 mile radius, the n	Village services, inclu	de: a primary school, a	community nail/ villag	ge nail, grocery stores,	a pub and allotments	s, within walking dis	tance from the site.
health, education,			uld require this. Therefo			ervices are riali riburry.	. Oxiorustille Courtly C	ourich believes triefe	s is potential to incre	ease the capacity of
recreation,			s would need to travel a			xfordshire County Cou	ıncil believes there is r	ootential to increase t	he capacity of the p	rimary school if
cultural, and	new development we			.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			20.10100 ti.o.o.o.p			
community			upport and enhance the	e existing village; howe	ever growth pressure o	n existing services in	places where housing	is already allocated r	nay occur. Therefor	e a number of
facilities and	potential positive and	d negative effects are	identified. The addition	of new homes will inc	rease the population s	ze, therefore the exist	ing services could be s	stretched resulting in	negative effects.	
services.										
	CRO2 is a large site	, the north end is well	beyond the village bou	ndary to access these	services, and therefor	e potential negative e	ffects are identified.			
	Sites CG1 8 CG2 a	re lecated to the west	of Crowmarsh Gifford,	novt to the Diver The	mac and approv 1 mi	o east of Wallingford	Wallingford is the em	allact market town in	the district with a r	opulation of around
			f schools, health and re							
			ants, access to Walling							
	resulting in negative			, p. 0 11400 pooliivo	22012		saco allo popul		559 50111000	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	Part of the sites for 0	CG1 & CG2 are used	for recreation and leisu	re, loss of these facilities	es would result in neg	ative effects.				
	B#141 41									
	Mitigation:	to to complete massificity o	aanan araunatatii	u inorogana in mana la	ion Continue to	with Outerd Occurt.	ouncil to anounce actions	l fooilities are	ad locally:	
			commensurate with an mplemented to create o						o locally.	
	Linguie good diball (acsign principles are i	impiernenteu to create g	good access to the Villa	ago. Consider now CN	OZ GODIU DE INIEGIALEC	a into the village for go	ou access.		
4 To maintain and	✓ X	✓ X	X	√ X	X	✓ X	√ X	X	X	X
improve people's	CRO1 is located	CRO2 is a large	CRO3 is a located	CRO4 is located on	CRO6 is on the	CRO7 is on the	CRO10 is on the	CG1 is located to	CG2 is located	CG3 is north of
health, well-	on the north	site, the north end	on a business park	the edge of the	southern edge of	southern edge of	southern edge of	the west of	to the west of	Crowmarsh
being, and	eastern edge of	is well beyond the	to the north of the	village, within a	Crowmarsh Gifford,	Crowmarsh Gifford,	Crowmarsh Gifford,	Crowmarsh	Crowmarsh	Gifford, PRoW's
community	Crowmarsh Gifford	village boundary,	village boundary	business park and	easy walking	with no footpath to	there are PRoWs	Gifford and 1 mile	Gifford and	surround the site.
cohesion and	the village, easy	and development	and development	has a poor	distance to the	the village.	along eastern and	east of	approx. 1 mile	The site is within
support voluntary,	walking distance to	here may not	here may not	relationship with	primary school,		western boundaries	Wallingford. The	east of	the collection of
community, and	allotments and	promote social	promote social	Crowmarsh Gifford	allotments and	The site is easy	creating good	site does not fit	Wallingford. The	large employment
faith groups.	other village	cohesion, resulting	cohesion, resulting		other village	walking distance to	access to the	into the village	site does not fit	sites along

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
,	facilities including a	in negative	in negative	village, resulting in	facilities including a	the primary school,	Crowmarsh village	boundary, the site	into the village	Benson Lane,
	community / village	effects. The	effects.	negative effects.	community / village	allotments and	and Wallingford,	is separated from	boundary, the	which is an
	hall, therefore	development of this			hall. The location	other village	therefore positive	Wallingford by the	site is separated	extension of the
	positive effects	large site could	The site is easy	The site is easy	provides	facilities, therefore	effects are	river Thames.	from Wallingford	built up area.
	are identified.	include provision of	walking distance to	walking distance to	opportunities for	positive effects	identified.	New residents	by the river	Access to the
		new services and	allotments and	allotments and	development to be	are identified,		would have	Thames.	village would be
	The village has no	facilities, therefore	other village	other village	integrated with the	however it does not	Crowmarsh village	access to	New residents	along Benson
	GP or dentist,	positive effects	facilities, therefore	facilities, therefore	existing village,	naturally join the	has no GP or	services in	would have	Lane, walking
	residents would	are identified.	positive effects	positive effects	therefore positive	village boundary,	dentist, residents,	Wallingford,	access to	distance of 10
	need to travel		are identified,	are identified,	effects are	resulting in	however	therefore positive	services in	mins therefore
	approx. 1.5 miles	The village has no	however it does not	however it does not	identified.	negative effects.	Wallingford does.	effects are	Wallingford,	positive effects
	or further to access	GP or dentist,	naturally join the	naturally join the				identified,	therefore	are identified,
	these services, and	residents would	village boundary.	village boundary,	The village has no	The village has no	The addition of new	however the	positive effects	The village has
	buses do run every	need to travel		although the site is	GP or dentist,	GP or dentist,	homes will increase	addition of new	are identified,	no GP or dentist,
	30 minutes.	approx. 1.5 miles to	The site does back	closer to the village	residents would	residents would	the population size,	homes will	however the	residents would
		access these	onto the river and	boundary than	need to travel	need to travel	therefore the	increase the	addition of new	need to travel
	The addition of	services. The	is near a recreation	CRO3.	approx. 1.5 miles	approx. 1.5 miles	existing services	population size,	homes will	approx. 1.5 miles
	new homes will	addition of new	ground and outdoor		or further to access	or further to access	could be stretched	therefore the	increase the	or further to
	increase the	homes will increase	swimming pools,	The site does back	these services, and	these services, and	resulting in	existing services	population size,	access these
	population size,	the population size,	access to the	onto the river and	buses do run every	buses do run every	negative effects.	could be	therefore the	services, and
	therefore the	therefore the	village is not	is near a recreation	30 minutes.	30 minutes.		stretched	existing services	buses do run
	existing services	existing services	defined.	ground and outdoor				resulting in	could be	every 30 minutes.
	could be stretched	could be stretched		swimming pools,	The addition of new	The addition of new		negative effects.	stretched	, , , , , , , , , , , , , , , , , , , ,
	resulting in	resulting in	The village has no	access to the	homes will increase	homes will increase		mogume om out.	resulting in	The addition of
	negative effects.	negative effects.	GP or dentist,	village is not	the population size,	the population size,		The site does	negative	new homes will
	liogan vo on ooto.	nogani o onocio.	residents would	defined.	therefore the	therefore the		back onto the	effects.	increase the
			need to travel	dominod.	existing services	existing services		river and is near a	onooto.	population size,
			approx. 1.5 miles to	The village has no	could be stretched	could be stretched		recreation ground	The site does	therefore the
			access these	GP or dentist,	resulting in	resulting in		and outdoor	back onto the	existing services
			services.	residents would	negative effects.	negative effects.		swimming pools,	river and is near	could be
			301 VI003.	need to travel	negative chects.	negative chects.		access to the	a recreation	stretched
			The addition of new	approx. 1.5 miles to				village is not	ground and	resulting in
			homes will increase	access these				defined.	outdoor	negative effects.
			the population size,	services.				definied.	swimming pools,	negative chects.
			therefore the	00111000.				PRoW surround	access to the	The site lies within an
			existing services	The addition of new				the sites	village is not	airfield safe guarding
			could be stretched	homes will increase				boundary.	defined.	zone. Aircraft noise in
			resulting in	the population size,				bouridary.	definica.	the area can be significant, this can
			negative effects.	therefore the				Part of the site for	Part of the site is	have negative effects
			negative circuis.	existing services				is used for	used for	on people's health and
				could be stretched				recreation and	recreation and	well-being without
				resulting in				leisure, loss of	leisure, loss of	mitigation
				negative effects.				these facilities	these facilities	
				negative circuis.				would result in	would result in	
								negative effects.	negative	
								negative enects.	effects.	
								The site lies within an	CHCCIS.	
								airfield safe guarding	The site lies within	
								zone. Aircraft noise in	an airfield safe	
								the area can be	guarding zone.	
								significant, this can have negative effects	Aircraft noise in the	
								on people's health and	area can be	
								well-being without	significant, this can have negative	
								mitigation	effects on people's	
									health and well-	
									being without	
									mitigation	

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
	Mitigation:									
		design principles are in	plemented to create of	good access to the Villa	age.					
		ts to service provision								
		could be integrated in			1011.					
	Consider now Civoz	. codia be integrated in	to the village for good	access.						
5 To reduce harm	X	v	/ V	X	v	v	X	v	x	/ V
to the	^	X	✓ X	√	X	X	^	X	^	✓ X
	Any reduction in	Any reduction in	The site is	The site is	The site is partly	Any reduction in	Any reduction in	Any reduction in	Any reduction in	The site is
environment by	greenfield land	greenfield land may	brownfield land,	brownfield land	brownfield land.	greenfield land may	greenfield land may	greenfield land	greenfield land	brownfield land
eeking to	may result in	result in pollution	therefore efficient	therefore efficient	Any reduction in	result in pollution	result in pollution	may result in	may result in	therefore efficien
ninimise pollution	pollution from	from surface run-	use of land will	use of land will	greenfield land may	from surface run-	from surface run-	pollution from	pollution from	use of land will
f all kinds	surface run-off.	off.	result in positive	result in positive	result in pollution	off.	off.	surface run-off.	surface run-off.	result in positive
specially water,	In the short term	In the short term	effects.	effects.	from surface run-	In the short term	In the short term	In the short term	In the short term	effects.
ir, soil and noise	noise pollution may	noise pollution may	on ooto	Silver Silver	off.	noise pollution may	noise pollution may	noise pollution	noise pollution	In the short term
ollution.	increase during the	increase during the	In the short term	In the short term	In the short term	increase during the	increase during the	may increase	may increase	noise pollution
	construction	construction phase.	noise pollution may	noise pollution may		construction phase.	construction phase.	during the	during the	•
					noise pollution may					may increase
	phase. The site is	The site is adjacent	increase during the	increase during the	increase during the	The increase in	The increase in	construction	construction	during the
	adjacent to the	to the A4074 with	construction phase.	construction phase.	construction phase.	population may	population may	phase.	phase.	construction
	A4074 with	associated road	There is likely to be	There is likely to be	The increase in	reduce tranquillity	reduce tranquillity	The increase in	The increase in	phase.
	associated road	noise.	an increase in car	an increase in car	population may	overall for all	overall for all	population may	population may	There is likely to
	noise.	The increase in	borne traffic locally.	borne traffic locally.	reduce tranquillity	residents.	residents.	reduce tranquillity	reduce	be an increase in
	The increase in	population may	Therefore negative	Therefore negative	overall for all	There is likely to be	There is likely to be	overall for all	tranquillity	car borne traffic
	population may	reduce tranquillity	effects have been	effects have been	residents.	an increase in car	an increase in car	residents.	overall for all	locally.
	reduce tranquillity	overall for all	identified without	identified without	There is likely to be	borne traffic locally.	borne traffic locally.	There is likely to	residents.	Therefore
	overall for all	residents.	mitigation	mitigation	an increase in car	Therefore negative	Therefore negative	be an increase in	There is likely to	negative effects
	residents.	There is likely to be	measures.	measures.	borne traffic locally.	effects have been	effects have been	car borne traffic	be an increase	have been
	There is likely to be	an increase in car			Therefore negative	identified without	identified without	locally.	in car borne	identified without
	an increase in car	borne traffic locally.			effects have been	mitigation	mitigation	Therefore	traffic locally.	mitigation
	borne traffic locally.	Therefore negative			identified without	measures.	measures.	negative effects	Therefore	measures.
	Therefore	effects have been			mitigation			have been	negative	There are no
	negative effects	identified without			measures.			identified without	effects have	known areas of
	have been	mitigation						mitigation	been identified	possible
	identified without	measures.						measures.	without	contamination.
	mitigation	measures.						There are no	mitigation	Site within 800m
									•	
	measures.							known areas of	measures.	of an AQMA.
								possible	There are no	
								contamination.	known areas of	
								30 % of the site is	possible	
								used for	contamination.	
								agricultural,	Site within 800m	
								Grades 1-3	of an AQMA.	
								agricultural land,		
								loss of this will		
								result in potential		
								negative effects.		
								Site within 800m		
								of an AQMA.		
	Mitigation:	I	<u> </u>	1	l	ı	1			
		evelopment occurs to r	educe noise impacts							
	Mitigate noise impac		caace noise inipacts.							
			and CLIDC							
		of permeable surfaces								
		gricultural land were no								
		nt of any loss of recrea								
	I Consider impacts on	the AQMA and continu	ue to monitor air qualit	ty.						

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
6 To improve	The site is close to,	The site is a large	The site is located	The site is located	The site is located	The western part of	The site is located	The site is close	The site is close	CG3 is north of
travel choice and	but separate from,	site on the north	within a business	on the edge of the	close to the centre	the site is located	on the edge of the	to, but separate	to, but separate	Crowmarsh
accessibility,	Wallingford and	eastern edge of	park and has a	village, within a	of the village and	close to the centre	village, and has a	from, Wallingford	from,	Gifford. The site
reduce the need	enjoys good travel	Crowmarsh,	poor relationship	business park and	village amenities.	of the village and	poor relationship	by the River	Wallingford by	is within the
to travel by car	connections to	however the site is	with Crowmarsh	has a poor	Therefore positive	village amenities.	with Crowmarsh	Thames.	the River	collection of large
and shorten the	Oxford and	outside the village	Gifford village, this	relationship with	effects are	The eastern part of	Gifford village, this	1110111001	Thames.	employment sites
length and	Reading along the	boundary.	is likely to increase	Crowmarsh Gifford	identified.	the site is located	is likely to increase	There are good	Triamoo.	along Benson
duration of	A4074.	Therefore negative	personal vehicle	village, this is likely	idontinod.	on the edge of the	personal vehicle	travel connections	There are good	Lane and is within
journeys.	714074.	effects have been	use. Therefore	to increase	The site is close to,	village, and has a	use. Therefore	to Oxford and	travel	walking distance
journeys.	The site is located	identified. The	negative effects	personal vehicle	but separate from,	poor relationship	negative effects	Reading along	connections to	to bus stops.
	close to the A4074,	A4074 runs along	have been	use. Therefore	Wallingford and	with Crowmarsh	have been	the A4074, buses	Oxford and	to bus stops.
	buses run every 40	the boundary of the	identified.	negative effects	enjoys good travel	Gifford village, this	identified.	run every 40	Reading along	There are good
	minutes to	site.	identifica.	have been	connections to	is likely to increase	The site is close to,	minutes to	the A4074,	travel connections
	Reading, every 30	oito.	The site is close to,	identified.	Oxford and	personal vehicle	but separate from,	Reading, every	buses run every	to Oxford and
	minutes to Oxford,	The site is close to,	but separate from,	identified.	Reading along the	use. Therefore	Wallingford and	30 minutes to	40 minutes to	Reading along
	Wallingford every	but separate from,	Wallingford and	The site is close to,	A4074.	negative effects	enjoys good travel	Oxford,	Reading, every	the A4074, buses
	30 minutes, every	Wallingford and	enjoys good travel	but separate from,	7,4074.	have been	connections to	Wallingford every	30 minutes to	run every 40
	60 minutes to	enjoys good travel	connections to	Wallingford and	The site is located	identified.	Oxford and	30 minutes, every	Oxford,	minutes to
	Cholsey train	connections to	Oxford and	enjoys good travel	close to the A4074,	identilled.	Reading along the	60 minutes to	Wallingford	Reading, every
	station, with direct	Oxford and	Reading along the	connections to	buses run every 40	The site is close to,	A4074.	Cholsey train	every 30	30 minutes to
	trains to Reading,	Reading along the	A4074.	Oxford and	minutes to	but separate from,	A4074.	station, with direct	minutes, every	Oxford,
	London and	A4074. The site is	A4074.	Reading along the	Reading, every	Wallingford and	The site is located	trains to Reading,	60 minutes to	Wallingford every
	Oxford. Therefore	located close to the	The site is 10	A4074.	30minutes to	enjoys good travel	close to the A4074,	London and	Cholsey train	30 minutes, every
	positive effects	A4074, buses run	minutes' walk from	The site is located	Oxford, Wallingford	connections to	buses run every 40	Oxford. The high	station, with	60 minutes to
	are identified.		the A4074 buses	close to the A4074,	every 30 minutes,	Oxford and	minutes to	frequency bus	direct trains to	Cholsey train
	are identified.	Reading, every	run every 40	buses run every 40	every 60 minutes to	Reading along the	Reading, every	service between	Reading,	station, with direct
	There is no train	30minutes to	minutes to	minutes to	Cholsey train	A4074.	30minutes to	Oxford and	London and	trains to Reading,
	station; nearest	Oxford, Wallingford	Reading, every 30	Reading, every	station, with direct	A4074.	Oxford, Wallingford	Reading runs	Oxford. The high	London and
	train station is	every 40 minutes,	minutes to Oxford,	30minutes to	trains to Reading,	The site is located	every 30 minutes,	through	frequency bus	Oxford. The high
	Cholsey approx.	every 60 minutes to	every 40 minutes to	Oxford, Wallingford	London and	close to the A4074,	every 60 minutes to	Crowmarsh	service between	frequency bus
	3.5 miles.	Cholsey train	Wallingford, every	every 30 minutes,	Oxford. Therefore	buses run every 40	Cholsey train	Gifford, providing	Oxford and	service between
	Therefore	station, with direct	60 minutes to	every 60 minutes,	positive effects	minutes to	station, with direct	opportunities for	Reading runs	Oxford and
	negative effects	trains to Reading,	Cholsey train	Cholsey train	are identified.	Reading, every	trains to Reading,	sustainable travel.	through	Reading runs
	have been	London and	station, with direct	station, with direct	are identified.	30minutes to	London and	Therefore	Crowmarsh	through
	identified.	Oxford. Therefore	trains to Reading,	trains to Reading,	There is no train	Oxford, Wallingford	Oxford. Therefore	positive effects	Gifford,	Crowmarsh
	identilled.	positive effects	London and	London and	station; nearest	every 30 minutes,	positive effects	are identified.	providing	Gifford, providing
		are identified.	Oxford. Therefore	Oxford. Therefore	train station is	every 60 minutes to	are identified.	are identified.	opportunities for	opportunities for
	The village has no	are identified.	positive effects	positive effects	Cholsey approx.	Cholsey train	are identified.	There is no train	sustainable	sustainable travel.
	GP or dentist,	There is no train	are identified.	are identified.	3.5 miles.	station, with direct	There is no train	station; nearest	travel. Therefore	Therefore
	residents would	station; nearest	are identified.	are identified.	J.J IIIIIGS.	trains to Reading,	station; nearest	train station is	positive effects	positive effects
	need to travel	train station is	There is no train	Access from the	The village has no	London and	train station is	Cholsey approx.	are identified.	are identified.
	approx. 1 mile to	Cholsey approx.	station; nearest	middle of Benson	GP or dentist,	Oxford. Therefore	Cholsey approx.	3.5 miles.	are identified.	are identified.
	access services in	3.5 miles.	train station is	lane to the A4074	residents would	positive effects	3.5 miles.	Therefore	There is no train	There is no train
	Wallingford,	J.J 1111163.	Cholsey approx.	would take 20	need to travel	are identified.	Therefore negative	negative effects	station; nearest	station; nearest
	approx. 20	The village has no	3.5 miles.	minutes on foot	approx. 1 mile to	are identified.	effects have been	have been	train station is	train station is
	minutes' walk.	GP or dentist,	Therefore negative	and access is not	access services in	There is no train	identified.	identified.	Cholsey approx.	Cholsey approx.
	Cycling would take	residents would	effects have been	straight forward.	Wallingford,	station; nearest	identified.	identined.	3.5 miles.	3.5 miles.
	approx. 10	need to travel	identified.	Therefore negative	approx. 20 minutes'	train station is	The village has no	The village has	Therefore	Therefore
	minutes.	approx. 1.5 miles to	identined.	effects have been	walk. Cycling would	Cholsey approx.	GP or dentist,	no GP or dentist,	negative	negative effects
	minutes.	access services in	The village has no	identified.	take approx. 10	3.5 miles.	residents would	residents would	effects have	have been
	There are several	Wallingford,	GP or dentist,	identified.	minutes.	Therefore negative	need to travel	need to travel	been identified.	identified.
	secondary schools		residents would	There is no train	minutes.	effects have been		approx. 1 mile to	Deen luchillieu.	identined.
	within a 5 mile	approx. 40 minutes' to the northern end	need to travel	station; nearest	There are several	identified.	approx. 1 mile to access services in	access services	The village has	The village has
				*		iuerillieu.			no GP or dentist,	no GP or dentist,
	radius, the nearest one is in	of the site. Cycling	approx. 1.5 miles to	train station is	secondary schools within a 5 mile	The village has as	Wallingford,	in Wallingford,	-	residents would
		would take approx.	access services in	Cholsey approx.	radius, the nearest	The village has no GP or dentist,	approx. 20 minutes'	approx. 20	residents would	need to travel
	Wallingford 1.5 miles. Bus services	10 minutes.	Wallingford,	3.5 miles.	one is in		walk. Cycling would	minutes' walk.	need to travel	
		There are several	approx. 40 minutes'	Therefore negative		residents would	take approx. 10	Cycling would	approx. 1 mile to	approx. 1.5 mile
	are half hourly.	There are several	to the northern end	effects have been	Wallingford 1.5	need to travel	minutes.	take approx. 10	access services	to access
	Cycling would take	secondary schools	of the site. Cycling	identified.	miles. Bus services	approx. 1 mile to		minutes.	in Wallingford,	services in

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
•	approx. 10	within a 5 mile	would take approx.		are half hourly.	access services in	There are several		approx. 20	Wallingford,
	minutes.	radius, the nearest	10 minutes.	The village has no	Cycling would take	Wallingford,	secondary schools	There are several	minutes' walk.	approx. 25
	The primary school	one is in		GP or dentist,	approx. 10	approx. 20 minutes'	within a 5 mile	secondary	Cycling would	minutes' walk.
	is 7 minutes' walk	Wallingford 1.5	There are several	residents would	minutes.	walk. Cycling would	radius, the nearest	schools within a 5	take approx. 10	Cycling would
	away from the site.	miles. Bus services	secondary schools	need to travel		take approx. 10	one is in	mile radius, the	minutes.	take approx. 10
	Oxfordshire County	are half hourly.	within a 5 mile	approx. 1.5 miles to	The primary school	minutes.	Wallingford 1.5	nearest one is in		minutes.
	Council believes	Cycling would take	radius, the nearest	access services in	is 7 mins walk		miles. Bus services	Wallingford 1	There are	
	there is potential to	approx. 10	one is in	Wallingford,	away from the site.	There are several	are half hourly.	mile. Bus services	several	There are several
	increase the	minutes. Therefore	Wallingford 1.5	approx. 30 minutes'	Oxfordshire County	secondary schools	Cycling would take	are half hourly.	secondary	secondary
	capacity of the	positive effects	miles. Bus services	walk. Cycling would	Council believes	within a 5 mile	approx. 10	Cycling would	schools within a	schools within a 5
	primary school if	are identified.	are half hourly.	take approx. 10	there is potential to	radius, the nearest	minutes.	take approx. 10	5 mile radius,	mile radius, the
	new development		Cycling would take	minutes.	increase the	one is in	The primary school	minutes.	the nearest one	nearest one is in
	would require this.	The primary school	approx. 10		capacity of the	Wallingford 1.5	is 7 minutes' walk	The primary	is in Wallingford	Wallingford 1.5
	Therefore positive	is 15 mins a walk	minutes. Therefore	There are several	primary school if	miles. Bus services	away from the site.	school is 15	1 mile. Bus	miles. Bus
	effects are	away from the site.	positive effects	secondary schools	new development	are half hourly.	Oxfordshire County	minutes' walk	services are half	services are half
	identified.	Oxfordshire County	are identified.	within a 5 mile	would require this.	Cycling would take	Council believes	away from the	hourly. Cycling	hourly. Cycling
		Council believes		radius, the nearest	Therefore positive	approx. 10	there is potential to	site. Oxfordshire	would take	would take
	Any increase in	there is potential to	The primary school	one is in	effects are	minutes.	increase the	County Council	approx. 10	approx. 10
	population will	increase the	is 15 mins a walk	Wallingford 1.5	identified.	The primary school	capacity of the	believes there is	minutes.	minutes.
	result in additional	capacity of the	away from the site.	miles. Bus services		is 7 minutes' walk	primary school if	potential to	The primary	The primary
	vehicle use;	primary school if	Oxfordshire County	are half hourly.	Any increase in	away from the site.	new development	increase the	school is 15	school is 25
	additional journeys	new development	Council believes	Cycling would take	population will	Oxfordshire County	would require this.	capacity of the	minutes' walk	minutes' walk
	will be required to	would require this.	there is potential to	approx. 10	result in additional	Council believes	Therefore positive	primary school if	away from the	away from the
	access secondary	Therefore positive	increase the	minutes.	vehicle use;	there is potential to	effects are	new development	site.	site. Oxfordshire
	schools, sports	effects are	capacity of the		additional journeys	increase the	identified.	would require	Oxfordshire	County Council
	facilities and other	identified.	primary school if	The primary school	will be required to	capacity of the		this. Therefore	County Council	believes there is
	services which do		new development	is 10 minute walk	access secondary	primary school if	There are PRoWs	positive effects	believes there is	potential to
	not exists in the	Any increase in	would require this.	away from the site.	schools, sports	new development	along the eastern	are identified.	potential to	increase the
	village. Therefore	population will	Therefore positive		facilities and other	would require this.	and western		increase the	capacity of the
	negative effects	result in additional	effects are	Oxfordshire County	services which do	Therefore positive	boundaries		capacity of the	primary school if
	have been	vehicle use;	identified.	Council believes	not exists in the	effects are	creating good		primary school if	new development
	identified without	additional journeys		there is potential to	village.	identified.	access to the		new	would require
	mitigation	will be required to	Any increase in	increase the	Increase in traffic		Crowmarsh village		development	this. Therefore
	measures.	access secondary	population will	capacity of the	on Old Reading	Any increase in	and Wallingford.		would require	positive effects
		schools, sports	result in additional	primary school if	Road could impact	population will	Therefore positive		this. Therefore	are identified.
		facilities and other	vehicle use;	new development	on road safety for	result in additional	effects are		positive effects	
		services which do	additional journeys	would require this.	journeys to the	vehicle use;	identified.		are identified.	Any increase in
		not exists in the	will be required to	Therefore positive	primary school.	additional journeys				population will
		village. Therefore	access secondary	effects are	Therefore negative	will be required to	Any increase in			result in additional
		negative effects	schools, sports	identified.	effects have been	access secondary	population will			vehicle use;
		have been	facilities and other		identified.	schools, sports	result in additional			additional
		identified without	services which do	Any increase in		facilities and other	vehicle use;			journeys will be
		mitigation	not exists in the	population will		services which do	additional journeys			required to
		measures.	village. Therefore	result in additional		not exists in the	will be required to			access secondary
			negative effects	vehicle use;		village.	access secondary			schools, sports
			have been	additional journeys		Increase in traffic	schools, sports			facilities and other
			identified without	will be required to		on Old Reading	facilities and other			services which do
			mitigation	access secondary		Road could impact	services which do			not exists in the
			measures.	schools, sports		on road safety for	not exists in the			village.
				facilities and other		journeys to the	village.			
				services which do		primary school.	Increase in traffic			
				not exists in the		Therefore overall	on Old Reading			
				village. Therefore		negative effects	Road could impact			
				overall negative		have been	on road safety for			
				effects have been		identified without	journeys to the			
				identified without		mitigation	primary school.			
				mitigation		measures.	Therefore negative			
				measures.			effects have been			
							identified without			

				1	T	1 -	T			
SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10 mitigation	CG1	CG2	CG3
							measures.			
							modelicei			
	Mitigation:	wt	the weether informs	the decision modeling n						
	Carry out a Transpo	rt Assessment and ens	sure the results inform	the decision making p	rocess.					
	Ensure good urban	design principles are ir	mplemented to create (good access to Crown	narsh and Wallinford V	llages, specifically.				
	Community consulta	ation has indicated that	the junction at Cox's L	ane/A4074 needs imr	oroving. Could be an o	oportunity to address t	his in conjunction with	CRO7 (in same own	ershin) and provid	e an access link to
			nd emergency vehicle						icionip) and provid	c an access link to
				·	•					
	Work with infrastruct	ture providers to identi	fy were an increase in	sustainable modes of	transport is required. T	his should include, cy	cle ways, linking to gre	en infrastructure.		
7 To conserve	√ ?	✓ X	X	✓ X	✓ X	✓ X	? x	?	?	0
and enhance	No ecological	BAP Phase 1	Part of the site is	TPO's are located	TPO's North West	TPO's to North	No BAP Surveys	There are no	There are no	There are no
biodiversity	significant	survey recorded	within a parkland	near the site	& North edge of	edge of site.	carried out.	known ecological	known	known ecological
	constraints	the following:	area with habitats	access.	site.		Therefore	constraints,	ecological	constraints, site is
	identified.	Deciduous	suitable for a	DAD Dhasa 4	Ome all area at	BAP Phase 1	ecological	however a BAP	constraints.	previously
	Therefore positive effects are	woodland across the road to North	number of	BAP Phase 1	Small area of woodland in centre	survey recorded	constraints are	survey has not		developed. Therefore no
	identified. However	West, Barn Owls &	protected species.	survey recorded the following:	of site	the following: Deciduous	uncertain.	been carried out, therefore		direct impact has
	no BAP records for	Adders on North of	There is significant	Osprey on West of	OI SILE	woodland west.	Potential bat	constraints are		been identified.
	the site exist.	site. Evidence of	tree cover including	site. Therefore	Potential bat	Woodiana Wost.	activity within trees	uncertain.		been identified.
	Therefore overall	badgers. Therefore	TPO's on part of	negative effects	activity within trees	Potential bat	on site.			
	ecological	negative effects	the site.	have been	on sité.	activity within trees	Negative effects			
	constraints are	have been		identified.		on site.	may occur without			
	uncertain.	identified without	Red Kites nest	NI 6 d	BAP Phase 1		mitigation.			
		mitigation	within the vicinity of	No further	survey recorded	Negative effects				
	There are mature	measures.	the site.	ecological constraints are	the following: Borders deciduous	may occur without mitigation.				
	trees to the south	TPO's are on the	Therefore negative	identified.	woodland.	mingation.				
	western	site.	effects have been	Therefore positive						
	boundaries with		identified without	effects are	Negative effects	No further				
	houses (these		mitigation	identified.	may occur without	ecological				
	trees may be in	Additional	measures.		mitigation.	constraints are				
	gardens or within site boundary)	development in these areas could			No further	identified. Therefore positive				
	Including TPO	assist with funding			ecological	effects are				
	trees in south part	for biodiversity			constraints are	identified.				
	of site.	enhancement for			identified.					
	Negative effects	example: green			Therefore positive					
	may occur without	infrastructure,			effects are					
	mitigation.	wildlife areas, buffer zones etc.			identified.					
		Duner Zones etc.								
	Additional									
	development in									
	these areas could									
	assist with funding									
	for biodiversity									
	enhancement for example: green									
	infrastructure,									
	wildlife areas,									
	buffer zones etc.									

search and be used and to conserve and expense and countryside in particular, those search of an application of the control of the Childrens AONB. The North Wessex ADNB and the Childrens AONB and the Childr		T	T -	T -	T -	1	T -				1 -
Aston Rowards SAC, Challer Beachwoods SAC, Challer Sendons and Poster of uncertained of the same Additional Government call read to message distinguished to protected protected species described the protected species descr	SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
Addronal devolution of consideration of the collisions and solid quality. Bilippation: Carry out a BSAP phase 1 survey. Ensure a baffer zone is provided to product the TPO S on the site. CRO10: Ensure 3 from the factor one is provided to product the TPO S on the site. Ensure a baffer zone is provided to product the TPO S on the site. CRO10: Ensure 3 from the factor one is provided to product the TPO S on the site. Ensure the fall-balls Regulation Accessment S Ensure the fall-balls Regulation (Section on the collisions and product of the collisions and considerance and consider											
Addisonal development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's. Therefore uncertain effects are identified. Miligation: Carty or of a BAP phase is survey, increase a miliprocent or protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is provided to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is produced to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected to protect the protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and protected appeals admired. CR010: Ensure a 2.5 meter buffer zone is protected and								_			
Mitigation: Carry of auffer zones is provided for Watery Lane on western side of the site. CR010: Ensure a 25 marter butter zone is provided for Watery Lane on western side of the site. CR010: Ensure a 25 marter butter zone is provided for Watery Lane on western side of the site. CR010: Ensure a 25 marter butter zone is provided for Watery Lane on western side of the site. CR010: Ensure a 25 marter butter zone is provided for Watery Lane on western side of the site. CR010: Ensure a 25 marter butter zone is provided for Watery Lane on western side of the site. CR010: Ensure a 25 marter butter zone is provided for Watery Lane on western side of the site. CR010: Ensure the Flatistics Regulation Assessment Strooming to understand to during a provided for the section of the western origin of the North Western Careavan AONB lies some Lane Lane in the north state size constrained by the poor relationship of the south seats. L2m to the north CR02A and the south seats. L2m to the north CR02A and the south seats. L2m to the north CR02A and the south seats and provided in a considered and the strong with the seath seats the south seats. L2m to the north CR02A and the south seats and proprietally reported from the western contrained by the poor relationship of the seate on south seats with the south seats. L2m to the north CR02A and the south seats and proprietally reported from the western contrained by the poor relationship of the seate on south seats with the south seats. L2m to the north CR02A and the south seats and physically reported from the western contrained by the poor relationship of the seate on south seats with the south seats and physically reported from the western contrained by the poor relationship of the seate on south seats with the south seats and physically reported from the western contrained by the poor relationship of the seate would from the contrained by the poor relationship of the seate would from the CR02A and the seate would from the CR02A and the seate would from the CR02A and the seate woul									3401 TI (
Carry out a BAP phase 1 survey, Incharce a utility care is provided to protect the TPO'S on the site. CROTO Et crave a 25 most builder zone is provided to the Viduary Laure on vestelant side of the site. CROTO Et crave a 25 most builder zone is provided to the Viduary Laure on vestelant side of the site. STO Improve efficiency in Rand contained the content of the site of t		Additional developm	ent can lead to increas	sed emissions from ver	nicle movement and pu	ut strain on water resoi	irces, both can have c	letrimental effects on S	SAC's. Therefore unc	ertain effects are	dentified.
Carry out a BAP phase 1 survey, Incharce a utility care is provided to protect the TPO'S on the site. CROTO Et crave a 25 most builder zone is provided to the Viduary Laure on vestelant side of the site. CROTO Et crave a 25 most builder zone is provided to the Viduary Laure on vestelant side of the site. STO Improve efficiency in Rand contained the content of the site of t		Mitigation:									
Ensure a buffer zone is provided to protect the IPO'S on the site. For one provided to protect the IPO'S on the site. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided to protect the protected species identified. For one provided the protect in the protected species identified. For one provided to protect the protected species identified. For one provided the protect in the NoRNA CANS. For one provided the protection in the Protection protection in the Protection protection in the Protection			ase 1 survey								
RRO10: Ensure a 25 metre buffer zone is provided for Watery Lane on western side of the sale. Resure measures are implemented to protect the protected species discinitive deprending depr				the TPO'S on the site.	_						
Ensure measures are implemented to protect the protected species identified. Finance the 1-distables Regulation Assessment Screening is undertaken to clerely appropriate areas for additional housing. **Y **In the might put of the setting of conserver and to conserve and on conserve and the childrens AONB. The North Wassex Downs AONB and which the childrens AONB. The North Wassex Downs AONB and the childrens AONB. The North Wassex Downs AONB and the setting of the set of th						the site.					
A To improve efficiently in land use and for conservation where the effect of the Chillems AONB within the sotting of the Chillems AONB within the sotting of the Chillems AONB within the chillems AONB within the chillems AONB and countryside in particularly and physically and physically and physically and physically appared to the site with considered and the links and the wider countryside to the storout site with a developing the site with considered and the links and the wider countryside to the storout site with the sotting of the considered and the links and the wider countryside to the storout site with the sotting of the considered and the links and the wider countryside to the storout site with the sotting and the wider countryside to the storout site with considered and the links and the wider countryside to the would harm the acting of the considered and the wider countryside to the storout site with the sotting and the wider countryside to the would harm the acting and the wider countryside to the would harm the countryside to the wider and physically appared that and the wider countryside to the wider and physically appared to as Best and Most Versatile and the wider countryside to the wider and the wider and physical place the site with considered and the wider and physical place the site with considered and the wider and physical place the site with considered and the wider and physical place the site with considered and the wider and physical place the site with the acting and the wider a											
Edication yie hand the season of the CRO1 lies wastern edge of of the Chilterns AONB. The North Wessex Downs AONB and AONB. The North Wessex Downs AONB and the Chilterns AONB with the setting of the Chilterns AONB and the Chilter		Ensure the Habitats	Regulation Assessmen	nt Screening is underta	aken to identify approp	riate areas for addition	al housing.				
Edication yie hand the season of the CRO1 lies wastern edge of of the Chilterns AONB. The North Wessex Downs AONB and AONB. The North Wessex Downs AONB and the Chilterns AONB with the setting of the Chilterns AONB and the Chilter	o. = .			ı	•						
discovery the western depth of the chilterns and pendional the chilterns and contained						✓ X					√√
the North Wessex Doms AONB and AONB. The North Spaces and countryside in particular, those its steady of the Children's AONB with just as small the Children's AONB with just											CG3 is brownfield
enhance the distinct's open spaces and countryside in particular, those areas audigrounds for their landscape and soil quality: AONB the Chilterns AONB becomes AONB and the chilterns AONB becomes and countryside in particular, those areas audigrounds. The capacity of the size of t											land, there are no
AONB. The North yeapses and countryside in particular, those areas designated for their landscape in portance, minerals, and the side with countryside in particular, those with the sound harm to soil quality. AONB conservation Area approached that strong inks between the country side occurry and the strong in the profit of the site site is constrained by the poor many of the site with Consumants offer outputs of the country side occurry and the strong in the profit of the site with the constrained by the poor grant of the sount. It is some that the sount has a considered and an area of soil quality. AONB as the poor the profit of the site is constrained by the poor grant of the sount. It is site is constrained by the poor and the strong in the poor the poor that is considered that the green open special states that the green open special stat											known landscape
Wessex Downs ADNB lies some ALSM to the northareas designated for their landscape and soil quality. Wessex Downs ADNB lies some ALSM to the northareas designated for their landscape and site of the site is a constrained by the poor relationship of the northern part of the site and the wider countryside. The LCA states: It is unlikely that developing the site of the wider countryside and the wider countryside and the wider countryside and the wider solid reached and the wider countryside and physically are referred to as a set of the site of the wider and the wider and the wider and the wider countryside to the wider and the wider countryside to the wider and the wider and physically and phy											designations for this site. Use of
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are referred to as 'Best and Most 'Versatile' land Therefore potential are identified without mitigation. Therefore does in considered to as 'Best and Most versatile' land Therefore potential are identified without mitigation. Therefore potential is constrained by without mitigation. Therefore potential is constrained by without mitigation. Therefore potential is constrained by without mitigation. Therefore potential impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford Therefore potential impact on the AONB, which is required to assess the visual impact on the AONB whilst respecting the distinctive character of Crowmarsh Gifford Therefore potential impact on the AONB, the poor relationship of the on the AONB, the poor referred to as 'Best and Most Versatile' land. Therefore potential impact on the AONB, the poor relationship of the on the AONB, the poor referred to as 'Best and Most Versatile' land. Therefore potential impact on the AONB, the poor referred to as 'Best and Most Versatile' land. Therefore potential impact on the AONB, the poor on the AONB, the poor o						1					
Versatile' land Therefore potential negative effects are identified without mitigation. Therefore potential are identified without mitigation. Therefore potential capacity of the site is constrained by the AONB whilst respecting the distinctive character of negative effects on the AONB whilst respecting the distinctive character of negative effects on the AONB whilst respecting the distinctive character of negative effects respecting the distinctive without mitigation. Therefore potential negative effects without mitigation. Induction Therefore potential without mitigation. Therefore potential without mitigation. Induction Therefore potential without mitigation. Therefore potential without mitigation. Induction Therefore potential without mitigation.		are referred to as	only part of this site		required to assess						
Therefore potential negative effects are identified without mitigation. Indiscape and visual grounds. The capacity of the site is constrained by Indiscape and visual grounds. The distinctive character of negative effects on the Chilterns without mitigation. Indiscape and visual grounds. The distinctive character of negative effects on the Chilterns without mitigation. Indiscape and visual grounds. The distinctive character of negative effects on the Chilterns without mitigation. Indiscape and visual grounds. The distinctive character of relationship of the one table of the potential impact on the Chilterns without mitigation. Indiscape and visual grounds. The distinctive character of relationship of the one table of the potential impact on the Chilterns without mitigation. Indiscape and visual grounds. The distinctive character of relationship of the one table of the potential impact on the Chilterns without mitigation.					•						
negative effects are identified capacity of the site without mitigation. Therefore potential distinctive character of without mitigation. Therefore potential distinctive character of megative effects negative effects Crowmarsh Gifford Therefore potential distinctive character of megative effects relationship of the distinctive without mitigation. Therefore potential without mitigation.									land.		
are identified capacity of the site is constrained by is constrained by is constrained by capacity of the site negative effects character of negative effects character of cha											
without mitigation. is constrained by negative effects Crowmarsh Gifford relationship of the are identified											
						without mitigation.					
Mitigation: the poor are identified		Mitigation:	the poor	are identified	and its rural setting.	Mitigation:	site with	without mitigation.			
The LCA relationship of the without mitigation. Considers ways to A detailed Crowmarsh Gifford								gadom			
recommended that eastern section of mitigate the loss of landscape and and the links Mitigation:								Mitigation:			

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
SA Objectives	only part of this site is considered further on 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.	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 Therefore potential significant negative effects are identified without mitigation. 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 Gifford and its rural setting.	only part of this site	good quality agriculture land.	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.	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. Therefore potential significant negative effects are identified without mitigation. 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. Considers ways to mitigate the loss of good quality agriculture land.	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.	CG1	CG2	CG3
9 To conserve	?	X	XX	XX	X	X	X	XX	х	0
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.	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,	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,	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	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	Wallingford Conservation Area lies approximately 1km west of the site, Grade II Listed Coach House adjacent to northern boundary. Archaeological restraints are unknown.	Wallingford Conservation Area lies approximately 1km west of the site. Parkland setting of Grade II Listed Newnham Manor. The grade II listed Meadow Cottage is to the north-east of CRO7.	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	Approximately 75% of the site is within an area of known archaeological interest. Wallingford Conservation Area – across the Thames to west. The Wallingford Conservation	Approximately 1% of the site is within an area of known archaeological interest. Wallingford Conservation Area – across the Thames to west. The Wallingford Conservation	The site does not contain any heritage assets and is not close to Wallingford Conservation Area, Therefore no direct impacts are identified.

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
	sensitive building	sensitive building	direct connection	direct connection	Therefore potential	Therefore potential	conservation area	Area appraisal	Area appraisal	
	heights and would	heights and would	between the	between the	negative effects	negative effects	and also to	states that the	states that the	
	have to preserve	have to preserve	Wallingford Castle	Wallingford Castle	are identified	are identified	Wallingford as a	green open	green open	
	and enhance the	and enhance the	Meadows and the	Meadows and the	without mitigation.	without mitigation.	whole. This part of	spaces on the	spaces on the	
	historic	historic	surrounding	surrounding	gamen	J	the conservation	eastern bank of	eastern bank of	
	environment.	environment.	countryside,	countryside,	The Council will	The Council will	area is visible from	the Thames are	the Thames are	
	Archaeological	Therefore potential	bringing a strong	bringing a strong	ensure that all new	ensure that all new	CRO10 -	important in	important in	
	restraints are	negative effects	rural quality	rural quality	development	development	particularly the	establishing a	establishing a	
	unknown, therefore	are identified	AONB setting.	AONB setting.	complies with the	complies with the	south eastern 'leg'	direct connection	direct	
	uncertain effects	without mitigation.	Conservation Area	Archaeological	South Oxfordshire	South Oxfordshire	Wallingford	between the	connection	
	are identified	without mitigation.	Character Area 10:	restraints are	Design Guide.	Design Guide.	Conservation Area	Wallingford	between the	
	without further	Mitigation	The northern	unknown.	Which will require	Which will require	approximately	Castle Meadows	Wallingford	
				Therefore potential			400m to the west,	and the	Castle Meadows	
	investigation.	A predetermination	approaches:		high quality design	high quality design	*			
	Mitigation	archaeological	Wallingford Bridge,	significant	and materials,	and materials,	across the	surrounding	and the	
	A predetermination	desk-based	the cemetery and	negative effects	sensitive building	sensitive building	Thames.	countryside,	surrounding	
	archaeological	assessment and	Castle Street.	are identified	heights and would	heights and would	Landscape	bringing a strong	countryside,	
	desk-based	evaluation should	Grade II listed	without mitigation.	have to preserve	have to preserve	features:	rural quality	bringing a strong	
	assessment and	be undertaken to	Elizabethan style		and enhance the	and enhance the	Church steeples,	AONB setting.	rural quality	
	evaluation should	establish a suitable	house (now used	The Council will	historic	historic	including the	Conservation	AONB setting.	
	be undertaken to	and appropriate	as offices); Grade II	ensure that all new	environment.	environment.	landmark spire of	Area	Conservation	
	establish a suitable	level of mitigation,	listed stables and	development	Mitigation:	Mitigation:	St Peter's church	Approximately	Area.	
	and appropriate	if any required.	coach house, both	complies with the	Ensure no impact	Ensure no impact	and the mature	75% of the site is		
	level of mitigation,		within site	South Oxfordshire	on the conservation	on the conservation	tree-lined	within an area of	The Council will	
	if any required.		boundary.	Design Guide.	area and listed	area and listed	landscape settings	known	ensure that all	
			Historic	Which will require	buildings and avoid	buildings and avoid	of the 'grand'	Archaeological	new	
			landscapes:	high quality design	loss of local	loss of local	riverside properties	interest.	development	
			Howbery Park –	and materials,	distinctiveness.	distinctiveness.	on the west bank of	Therefore	complies with	
			Victorian parkland	sensitive building	A predetermination	A predetermination	the Thames, which	potential	the South	
			setting for the	heights and would	archaeological	archaeological	are 'extremely	significant	Oxfordshire	
			Elizabethan style	have to preserve	desk-based	desk-based	important' to this	negative effects	Design Guide.	
			manor house.	and enhance the	assessment and	assessment and	part of the	are identified	Which will	
			Archaeological	historic	evaluation should	evaluation should	conservation area	without mitigation.	require high	
			restraints are	environment.	be undertaken to	be undertaken to	and also to	9	quality design	
			unknown.	Mitigation:	establish a suitable	establish a suitable	Wallingford as a	The Council will	and materials,	
			The Council will	It may not be	and appropriate	and appropriate	whole.	ensure that all	sensitive	
			ensure that all new	possible to mitigate	level of mitigation,	level of mitigation,	Therefore potential	new development	building heights	
			development	the impacts on the	if any required.	if any required.	negative effects	complies with the	and would have	
			complies with the	connection	English Heritage		are identified	South Oxfordshire		
			South Oxfordshire	between the	consultation	English Heritage	without mitigation.	Design Guide.	enhance the	
			Design Guide.	Wallingford Castle	response: Any	consultation	William	Which will require	historic	
			Which will require	Meadows and the	development at this	response: Any	The Council will	high quality	environment.	
			high quality design	surrounding	site should respect	development at this	ensure that all new	design and	Therefore	
			and materials,	countryside.	the grade II listed	site should respect	development	materials,	potential	
			sensitive building	A predetermination	coach house this	the grade II listed	complies with the	sensitive building	negative	
			heights and would	archaeological	should be reflected	stable this should	South Oxfordshire	heights and would	effects are	
			have to preserve	desk-based	in any policy setting	be reflected in any	Design Guide.	have to preserve	identified without	
			and enhance the	assessment and	design	policy setting	Which will require	and enhance the	mitigation.	
			historic	evaluation should	requirements for			historic	minganon.	
						design	high quality design		Mitigation:	
			environment.	be undertaken to	the development of	requirements for	and materials,	environment.		
			Therefore potential	establish a suitable	these sites.	the development of	sensitive building	Mitigation:	It may not be	
			significant	and appropriate		these sites.	heights and would	It may not be	possible to	
			negative effects	level of mitigation,			have to preserve	possible to	mitigate the	
			are identified	if any required.			and enhance the	mitigate the	impacts on the	
			without mitigation.				historic	impacts on the	connection	
							environment.	connection	between the	
			Mitigation:				Mitigation:	between the	Wallingford	
			It may not be				Ensure no impact	Wallingford	Castle Meadows	
			possible to mitigate				on the conservation	Castle Meadows	and the	
	I	I	the impacts on the	I	1	I	area and listed	and the	ĺ	

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
			connection				buildings and avoid	surrounding	surrounding	
			between the				loss of local	countryside.	countryside.	
			Wallingford Castle				distinctiveness and	Α	A	
			Meadows and the				the historic	predetermination	predetermination	
			surrounding				landscape.	archaeological	archaeological	
			countryside.				A predetermination	desk-based	desk-based	
			Ensure no impact on the conservation				archaeological desk-based	assessment and evaluation should	assessment and evaluation	
			area and listed				assessment and	be undertaken to	should be	
			buildings and avoid				evaluation should	establish a	undertaken to	
			loss of local				be undertaken to	suitable and	establish a	
			distinctiveness and				establish a suitable	appropriate level	suitable and	
			the historic				and appropriate	of mitigation, if	appropriate level	
			landscape.				level of mitigation,	any required	of mitigation, if	
			A predetermination				if any required.		any required	
			archaeological							
			desk-based							
			assessment and							
			evaluation should be undertaken to							
			establish a suitable							
			and appropriate							
			level of mitigation,							
			if any required.							
			English Heritage							
			consultation							
			response:							
			CRO3 contains							
			four grade II listed							
			buildings and lies							
			opposite the							
			Wallingford Conservation Area							
			to the west. Should							
			this site be taken							
			forward at some							
			point in time, the							
			development							
			should retain and							
			respect the setting							
			of these heritage							
			assets.							
10 To seek to	/	/	/	_/ X	/	/				
address the	✓	✓	√	^	V	V	✓			
causes and										
effects of climate										
change by:										
a) securing				Site contains a						
sustainable				large photovoltaic						
building practices				array, loss would						
which conserve				be detrimental to						
energy,				maximising the						
water resources and materials;				proportion of						
b) protecting,				energy from						
enhancing and				renewables.						
Jimanoning and										

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3			
SA Objectives improving our			implement sustainable		CRO	CRO 1	CRO IU	CGI	CG2	CGS			
water supply													
where	Additional dwellings will put pressure resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.												
possible	Therefore positive e	Therefore positive effects are identified.											
c) maximizing the proportion of	Mitigation:												
energy generated		rastructure and biodive	ersity enhancement sc	hemes; these are bene	eficial to flood prevention	on and resilience to cli	mate change.						
from renewable	Include SuDS in all o		,	,	,		J						
sources; and													
d) ensuring that	Promote sustainable	romote sustainable building practices which conserve energy, water resources and materials.											
the design and location of new	Continue to work wit	Continue to work with Thames Water to ensure water and sewage capacity is maintained.											
development is	Continuo to Work Wit	Totalido to work with Thames water to ensure water and sewage capacity is maintained.											
resilient to the	CRO4: Consider opt	RO4: Consider options for relocation of the photovoltaic array.											
effects of climate													
change.		/ W			,	,							
11 To reduce the risk of, and	✓	✓ X	X	X	✓	✓	✓	XX	XX	√√			
damage from,	Site is not within a	The site is bounded	An area of	The western end of	Site is not within a	Site is not within a	Site is not within a	100% of the site	100% of the site	Site is not within a			
flooding.	floodplain; however	on the eastern and	approximately 4.35	the site is within	floodplain. No	floodplain; however	floodplain; however	is within flood	is within flood	floodplain and is			
	the removal of greenfield land is	western sides by Benson Lane and	hectares in the west of the site is	flood zones 2 and 3.	removal of greenfield land will	the removal of greenfield land is	the removal of greenfield land is	zones 2 & 3. Therefore	zones 2 & 3. Therefore	previously developed land.			
	not beneficial to	the A4074	within flood zones	Therefore potential	be required.	not beneficial to	not beneficial to	potential	potential	Mitigation:			
	climate change	respectively, which	2 and 3. Therefore	negative effects	Therefore positive	climate change	climate change	significant	significant	Encourage green			
	resilience, however	converge at its	potential negative	are identified	effects are	resilience, however	resilience, however	negative effects	negative	infrastructure,			
	it is assumed that	northernmost tip,	effects are	without mitigation.	identified.	it is assumed that	it is assumed that	are identified.	effects are	SUDS and			
	climate change mitigation will be	where a small area of deciduous	identified without mitigation.	No removal of	Mitigation:	climate change mitigation will be	climate change mitigation will be	Mitigation: Development is	identified. Mitigation:	biodiversity enhancement			
	implemented.	woodland is	miligation.	greenfield land	Encourage green	implemented.	implemented.	not recommended	Development is	schemes; these			
	Mitigation:	located. A small	E.A consultation	required.	infrastructure,	Therefore positive	Therefore positive	within flood zones	not	are beneficial to			
	Encourage green	part of this	responses: we	E.A consultation	SUDS and	effects are	effects are	2 & 3.	recommended	flood prevention			
	infrastructure,	woodland is within	would not support	responses: we	biodiversity	identified.	identified.		within flood	and resilience to			
	SUDS and biodiversity	the flood plain. Therefore potential	CR03 being allocated in the	would not support CR04 being	enhancement schemes; these are	Mitigation:	Mitigation: Encourage green		zones 2 &	climate change.			
	enhancement	negative effects	plan unless it was	allocated in the	beneficial to flood	Encourage green	infrastructure,						
	schemes; these	are identified	demonstrated that	plan unless it was	prevention and	infrastructure,	SUDS and						
	are beneficial to	without mitigation.	a Sequential Test	demonstrated that	resilience to	SUDS and	biodiversity						
	flood prevention	It is assumed that	had been carried out and this site	a Sequential Test	climate change.	biodiversity	enhancement						
	and resilience to climate change.	climate change mitigation will be	had passed. If it	had been carried out and this site		enhancement schemes; these are	schemes; these are beneficial to flood						
	ominate onange.	implemented.	passed the	had passed. If it		beneficial to flood	prevention and						
			Sequential Test	passed the		prevention and	resilience to						
		Mitigation:	then we would	Sequential Test		resilience to	climate change.						
		Encourage green infrastructure,	expect the policy wording to commit	then we would expect the policy		climate change.							
		SUDS and	to there being no	wording to commit									
		biodiversity	built development	to there being no									
		enhancement	in Flood Zones 2/3	built development									
		schemes; these are	B#'(' ('	in Flood Zones 2/3									
		beneficial to flood prevention and	Mitigation: Carry out a	Mitigation:									
		resilience to	Sequential Test	Carry out a									
		climate change.	Policy wording	Sequential Test									
			should commit to	Policy wording									
			there being no built	should commit to									
			development in Flood Zones 2/3.	there being no built development in									
			1 1000 ZUHES Z/3.	Flood Zones 2/3.									
		1		1 1000 201103 2/0.			1	l	1				

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
•			Encourage green	Encourage green						
			infrastructure,	infrastructure,						
			SUDS and biodiversity	SUDS and biodiversity						
			enhancement	enhancement						
			schemes; these are	schemes; these are						
			beneficial to flood	beneficial to flood						
			prevention and	prevention and						
			resilience to climate change.	resilience to climate change.						
			cilinate change.	ciimate change.						
12 To seek to	X	X	X	X	X	Х	Х			
minimise waste	The development of	new housing, will lead	to construction and de	molition waste being p	produced.					
generation and	Mitigation:									
encourage the reuse of waste	The Site Waste Mar	nagement Plans Regula	ations (2008) were repe	ealed on 1 December	2013. Although no lon	nger a regulatory requi	rement in England, SW	MPs are still conside	ered to be good prac	ctice
through recycling,										
compost, or										
energy recovery.										
13 To assist in	✓	✓	✓	✓	✓ X	✓	✓			
the development					Existing small					
of: a) high and stable					businesses on site					
levels of					will be displaced. Additional housing					
employment and					will increase the					
facilitating inward					population and help					
investment;					to maintain and					
b) a strong, innovative and					enhance the rural					
knowledge-based					economy.					
economy that										
deliver	Additional housing v	vill increase the popula	tion and help to mainta	in and enhance the ru	ral economy. Therefor	re positive effects are	identified.			
high-value-added,	Mitigation:		•		·					
sustainable, low- impact activities;	Encourage local wor	rk force and on the job	skill training through-o	ut the development of	new housing. Encoura	age green and eco tecl	nnologies, this will lead	to an increase in ski	ills locally and assis	t in developing new
c) small firms,	businesses.	esses in finding new si	too							
particularly those	CROB: Assist busine	esses in finding new si	ies.							
that maintain and										
enhance the rural										
economy; and d) thriving										
economies in										
market towns and										
villages										
14 To support the	0	0	0	0	0	0	0	0	0	0
development of	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact	No direct impact
Science Vale as an internationally										
recognised										
innovation and										
enterprise zone										
by:										
a) attracting new										
high value businesses;										
businesses,		1			1			1		1

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
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	0	0	0	0	0	0	0	0	0	0
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				
16 To encourage	0	0	0	0	X	X	0	0	0	0
the development of a buoyant, sustainable tourism sector.	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. Therefore potential negative effects are identified without mitigation. Mitigation: Work with sector to promote alternative sites	Small number of pitches for touring caravans would be lost, with an impact on rural tourism. Therefore potential negative effects are identified without mitigation. Mitigation: Work with sector to promote alternative sites	No direct impact	No direct impact	No direct impact	No direct impact
17 Support	√ √	√√	//	//	V	//				
community involvement in decisions affecting them and enable communities to provide local	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Consultation results show this	The Council has involved the community in the decision making process. Consultation results show this site option is the	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Mitigation:	The Council has involved the community in the decision making process. Mitigation:

SA Objectives	CRO 1	CRO 2	CRO 3	CRO 4	CRO 6	CRO 7	CRO 10	CG1	CG2	CG3
services and	Continue to work	Continue to work	Continue to work	Continue to work	site option is the	second most	Continue to work	Continue to work	Continue to work	Continue to work
solutions.	with the local	with the local	with the local	with the local	most favoured.	favoured.	with the local	with the local	with the local	with the local
	community.	community.	community.	community.	Mitigation:	Mitigation:	community.	community.	community.	community.
			-	-	Continue to work	Continue to work		-		-
					with the local	with the local				
					community.	community.				