

## Appendix A – Table 6 - Didcot Allocations

New: Didcot A	270
New: Gateway	300
New: Haddon Hill	74

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

	Hadden Hill		Didcot A		Gateway	
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
	<p>The site is located approximately 1.5 miles east of Didcot Town centre. The location of the site results in <b>positive effects</b>.</p> <p>The site comprises of approximately 2.7 hectares at a 74 new dwellings might be accommodated on the site, which will result in <b>positive effects</b> in terms of providing housing.</p> <p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012, further housing allocations may lead to housing saturation of the area and the required infrastructure may not be in place to support further development.</p>		<p>Didcot A is part of a larger site allocated by the Vale of White Horse District Council (VWHDC) Local Plan (Adopted December 2016) Which allocates Didcot A for a mix use development. The site is located 1 mile from Didcot Town Centre, the location of the site results in <b>positive effects</b>.</p> <p>This section of the site is 9.5 hectares and is located in the south east corner adjacent to the A4130, the addition of a further 270 dwellings within the mix use development, which will result in <b>major positive effects</b> in e in terms of providing housing.</p> <p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012 and VWHDC LP Dec 2016 allocations.</p>		<p>The site is located approximately 0.5 miles east of Didcot Town centre. The location of the site results in <b>positive effects</b>.</p> <p>The site is adjacent to the Orchard Centre and the Orchard Centre Phase II, which has just commenced both are mixed use retail-led developments</p> <p>The site is approximately 4 hectares the provision of 300 new dwellings are proposed, which will result in <b>major positive effects</b> in terms of providing housing.</p> <p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012 and VWHDC LP allocations. Further</p>	

	Hadden Hill	Didcot A	Gateway
		Further housing allocations may lead to housing saturation of the area and the required infrastructure may not be in place to support further development.	housing allocations may lead to housing saturation of the area and the required infrastructure may not be in place to support further development.
	<p><b>Mitigation/enhancement:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Ensure infrastructure is phased alongside new housing development and is integrated with Didcot and/or GWP as appropriate.  Affordable homes should be provided within all development settlements. Work with service providers to ensure this is implemented in a timely fashion. A masterplan would need to be developed to encompass all mitigation recommendations.  Consider whether it is a viable sustainable option to allocate more housing to Didcot on top of existing allocations within the C.S 2012.  <b>Cumulative effects</b>  If infrastructure is phased through-out, then the positive effects will be enhanced however if development is not supported by appropriate infrastructure, in the long term and combined with the existing housing allocations this could lead to significant negative effects.</p>	<p><b>Mitigation/enhancement:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Ensure infrastructure is phased alongside new housing development and is integrated with Didcot. Affordable homes should be provided within all development settlements. Work with service providers to ensure this is implemented in a timely fashion. A masterplan would need to be developed to encompass all mitigation recommendations.  Consider whether it is a viable sustainable option to allocate more housing to Didcot on top of existing allocations within the SODC. C.S. 2012 and VWHDC LP Dec 2016 allocations.  <b>Cumulative effects</b>  If infrastructure is phased through-out, then the positive effects will be enhanced however if development is not supported by appropriate infrastructure, in the long term and combined with the existing housing allocations this could lead to significant negative effects.</p>	<p><b>Mitigation/enhancement:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site. Ensure infrastructure is phased alongside new housing development and is integrated with Didcot. Affordable homes should be provided within all development settlements. Work with service providers to ensure this is implemented in a timely fashion. A masterplan would need to be developed to encompass all mitigation recommendations.  Consider whether it is a viable sustainable option to allocate more housing to Didcot on top of existing allocations within the C.S 2012.  <b>Cumulative effects</b>  If infrastructure is phased through-out, then the positive effects will be enhanced however if development is not supported by appropriate infrastructure, in the long term and combined with the existing housing allocations this could lead to significant negative effects.  <b>Enhancement:</b></p>



	Hadden Hill		Didcot A		Gateway	
	<b>Likelihood:</b> High <b>Scale:</b> Localised <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Medium Significant.					
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	✓	x	✓✓	x	✓	x
<p>The total population of Didcot wards in 2011 was 25,140 residents including 154 people living in communal establishments. Since 2001 Didcot has grown by 1,687 residents (7%). South Oxfordshire is one of the least deprived neighbourhoods in the country, however there are a number of areas within Didcot which are more deprived than the rest of the County and perform particularly poorly in the education, training and skills domain. A lower proportion than average is qualified to degree level or higher (28% in Didcot compared with 37% in South Oxfordshire).</p> <p>Current growth projects within Didcot include:</p> <ul style="list-style-type: none"><li>the expansion of the existing Orchard Centre to draw more people into the town centre by providing new shops cafes, bars, and community facilities as well as new residential accommodation.</li><li>development of an enhanced image for Didcot which includes the promotion of the Brilliant Didcot branding which can now be seen on the newly opened Ladygrove Loop and will feature on the new railway station signage</li><li>natural green spaces for Didcot</li><li>upgraded access, parking and forecourt at Didcot Parkway Station - completed in 2014</li><li>creating a gateway to Didcot opposite the station</li><li>the creation of the Ladygrove Loop an integrated walking, cycling and fitness route round the edge of the Ladygrove Estate - completed in 2011</li><li>public art for the existing Orchard Centre - completed in 2014</li><li>Orchard Centre Phase II,</li></ul> <p><b>Didcot Garden Town</b> In December 2015, the Government announced that Didcot would become a Garden Town delivering 15,050 homes and 20,000 high-tech jobs in the greater Didcot area. Garden Towns are locally-led and ambitious proposals for new communities that work as self-sustaining places and should have high quality and good design embedded from the outset.</p>						

	Hadden Hill	Didcot A	Gateway
	<p>The designation of Didcot as a Garden Town is an exciting opportunity. Both South Oxfordshire and Vale of White Horse district councils are working closely together and in partnership with Oxfordshire County Council and other key stakeholders to develop a joined up vision and delivery strategy for the area.</p>		
	<p>The site is in close proximity to the town centre (2.2 km), and a Tesco supermarket.</p> <p>The railway line is perceived to restrict movement to these facilities, resulting in potential <b>negative effects</b>.</p> <p>The site is in close proximity to Ladygrove Park /All Saints Primary Schools, Oak Tree Health Centre and Willow Brook Leisure Centre, resulting in potential <b>positive effects</b> for new residents.</p> <p>Ladygrove East is located adjacent to the East of site and has permission for new housing development, allocated in the South Oxfordshire Local Plan 2011.</p> <p>Any additional housing development on top of the existing allocations, may impact service provision, which may result in <b>negative effects</b>.</p> <p>Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CiL requirements and the IDP, which would reduce the <b>negative effects</b>.</p>	<p>The Site is located 1 mile from Didcot Town Centre and the new Western Park development, which provides good access to new facilities, resulting in potential <b>positive effects</b> for new residents, including schools and GP's. Good urban design principles would be needed provide good accessibility to these services.</p> <p>Didcot A is part of a larger site allocated by the Vale of White Horse District Council (VWHDC) Local Plan (Adopted December 2016) Which allocates Didcot A for a mix use development. <b>Core Policy 16: Didcot A Power Station</b>  <i>The Council supports the redevelopment of the Didcot A site to provide a high quality mixed-use development. The site will continue to be reserved for a range of uses, particularly employment (B1, B2 and B8). Other acceptable uses for the site include, but are not limited to, residential (C1, C2 and C3), ancillary retail, an element of bulky goods retail, leisure (D2) and community uses. Any proposed uses for the site must have regard to relevant policies contained within South Oxfordshire District Council's Adopted Core Strategy. Proposals for retail development that exceed 500 square metres gross retail</i></p>	<p>The site is located approximately 0.5 miles east of Didcot Town centre. The site is adjacent to the Orchard Centre and the Orchard Centre Phase II, which has just commenced both are mixed use developments, however they are retail led, so new residents will need to access existing facilities within Didcot.</p> <p>Orchard Centre Phase II, includes more retail units, restaurants, parking, open space and a new gym, this will provide facilities to new residents, resulting in potential <b>positive effects</b>.</p> <p>Any additional housing development on top of the existing allocations, may impact service provision, which may result in <b>negative effects</b>.</p> <p>Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CiL requirements and the IDP, which would reduce the <b>negative effects</b>.</p>

	Hadden Hill	Didcot A	Gateway
		<p><i>floorspace will need to be subject to a retail impact assessment to demonstrate there would be no adverse impacts on the vitality and viability on nearby centres.</i></p> <p>The mix of these uses will need to reflect demand, suitability of the site and any transport implications to be identified by a detailed transport assessment with appropriate mitigation provided. Any development will need to be appropriate to the site's location adjacent to Didcot B Power Station.</p> <p>A number of potential <b>negative effects</b> are identified, any additional housing development on top of the existing allocations, may impact service provision.</p>	
	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>            Ensure improvements to service provision commensurate with any increases in population and improve access to services.            Continue to work with service providers.            Good phasing of development will be required.            Work with the Masterplan developers and the local community to ensure integration with existing residents and</p>	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>            Ensure improvements to service provision commensurate with any increases in population and improve access to services.            Continue to work with service providers.            Good phasing of development will be required.            Work with the Masterplan developers and the local community to ensure integration with existing residents and</p>	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>            Ensure improvements to service provision commensurate with any increases in population and improve access to services.            Continue to work with service providers.            Good phasing of development will be required.            Work with the Masterplan developers and the local community to ensure integration with existing residents and</p>

	Hadden Hill		Didcot A		Gateway	
	<p>employees, and provide for facilities as required.</p> <p><b>Cumulative effects</b> If improvements to service provision is not provided, negative effects will occur especially when combined with the existing housing allocations. <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant</p>		<p>employees, and provide for facilities as required. Produce an IDP.</p> <p><b>Cumulative effects</b> If improvements to service provision is not provided, negative effects will occur especially when combined with the existing housing allocations. <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant</p>		<p>employees, and provide for facilities as required.</p> <p><b>Cumulative effects</b> If improvements to service provision is not provided, negative effects will occur especially when combined with the existing housing allocations. <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant</p>	
	✓	x	✓	xx	✓	x
4. To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.	<p>The total population of Didcot wards in 2011 was 25,140 residents including 154 people living in communal establishments. Since 2001 Didcot has grown by 1,687 residents (7%). As of 2011, Didcot had a higher proportion of people aged 0 to 9 and 25 to 44 than South Oxfordshire and a lower proportion of older people aged 45 to 64 and 65+. Between 2001 and 2011, there was an increase in ethnic minority residents, mainly of "other" white backgrounds. The area is now more ethnically diverse than South Oxfordshire as a whole (11% compared with 9%). A lower proportion of people work mainly at home than in the South Oxfordshire district.</p>					

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	<p>The site is in close proximity to the town centre (2.2 km), and a Tesco supermarket.</p> <p>The railway line is perceived to restrict movement to these facilities, resulting in potential <b>negative effects</b>.</p> <p>The site is in close proximity to Ladygrove Park /All Saints Primary Schools, Oak Tree Health Centre and Willow Brook Leisure Centre, resulting in potential <b>positive effects</b> for new residents.</p> <p>Ladygrove East is located adjacent to the East of site and has permission for new housing development, allocated in the South Oxfordshire Local Plan 2011.</p> <p>Any additional housing development on top of the existing allocations, may impact service provision, which may result in <b>negative effects</b>.</p> <p>Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CiL requirements and the IDP, which would reduce the <b>negative effects</b></p> <p>The Lady Grove Loop project was completed in 2011, providing, which includes integrated walking, cycling and fitness route, with two new outside exercise stations. The route provides</p>	<p>The Site is located 1 mile from Didcot Town Centre and the new Western Park development, which provides good access to new facilities, resulting in potential <b>positive effects</b> for new residents, including schools and GP's. Good urban design principles would be needed provide good accessibility to these services.</p> <p>Didcot A is part of a larger site allocated by the Vale of White Horse District Council (VWHDC) Local Plan (Adopted December 2016) Which allocates Didcot A for a mix use development. <b>Core Policy 16: Didcot A Power Station.</b> Leisure and community uses are considered within this policy, therefore <b>positive effects</b> are identified.</p> <p>There is likely to be contaminated land issues at the site, which is a former power station, therefore development of the site may require land remediation to prevent <b>significant negative effects</b> to terms of health impacts.</p> <p>Didcot B Power Station is located adjacent to the site and consists of an active natural-gas power plant, potential impacts of this active power station on new residents would need to be considered within the master planning process to prevent <b>significant negative effects</b> to terms of health impacts.</p>	<p>The site is located approximately 0.5 miles east of Didcot Town centre. The site is adjacent to the Orchard Centre and the Orchard Centre Phase II, which has just commenced both are mixed use developments, however they are retail led, so new residents will need to access existing facilities within Didcot.</p> <p>Orchard Centre Phase II, includes more retail units, restaurants, parking, open space and a new gym, this will provide facilities to new residents, resulting in potential <b>positive effects</b>.</p> <p>Any additional housing development on top of the existing allocations, may impact service provision, which may result in <b>negative effects</b>.</p> <p>Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CiL requirements and the IDP, which would reduce the <b>negative effects</b>.</p>



	Hadden Hill	Didcot A	Gateway
	<p>good access to the railway station, community centre and primary schools, resulting in potential <b>positive effects</b> for new residents.</p> <p>A PRoW is adjacent to the east of the site.</p> <p>Any additional housing development on top of the existing allocations, may impact service provision.</p>	<p>There are noise and/or air quality issues along the A34, railway and A4130, which could result in negative effects for new residents.</p>	
	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>            Ensure improvements to service provision commensurate with any increases in population.            Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport.</p> <p>Good phasing of development will be required to ensure that social cohesion is promoted.            Good urban design principles will be required that ensure accessibility is promoted throughout the development phases.</p> <p>Ensure the PRoW are protected.</p>	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced</b>            Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport.</p> <p>Policies for this site should require developers to mitigate for all adverse effects identified.</p> <p>Ensure improvements to service provision commensurate with any increases in population.            Good phasing of development will be required to ensure that social cohesion is promoted.            Good urban design principles will be required that ensure accessibility is promoted throughout the development phases.</p>	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced</b>            Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport.</p> <p>Policies for this site should require developers to mitigate for all adverse effects identified.</p> <p>Ensure improvements to service provision commensurate with any increases in population.            Good phasing of development will be required to ensure that social cohesion is promoted.            Good urban design principles will be required that ensure accessibility is promoted throughout the development phases.</p>

	Hadden Hill	Didcot A	Gateway
	<p>Work with the Masterplan developers and the local community to ensure integration with existing residents and employees, and provide for facilities as required, this should include access to faith and community groups for a range of ages within the local population where required.</p> <p>Any community land, open space and/or recreation land should be replaced.</p> <p>Consult with National grid and Gas service providers to ensure safety procedures are met and that there is no detrimental impact to new residents.</p> <p><b>Cumulative effects</b> If improvements to service provision and accessibility is not provided, negative effects will occur this may lead to a break down in social cohesion developing long term problems within the area. Loss of community land will result in long term effects on social cohesion and health of local residents.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term</p>	<p>Ensure open space provision is provided.</p> <p>Work with the Masterplan developers and the local community to ensure integration with existing residents and employees, and provide for facilities as required, this should include access to faith and community groups for a range of ages within the local population where required.</p> <p>Ensure remediation of contamination issues are resolved.</p> <p><b>Cumulative effects</b> If improvements to service provision and accessibility is not provided, negative effects will occur this may lead to a break down in social cohesion developing long term problems within the area. Loss of community land will result in long term effects on social cohesion and health of local residents.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p><b>Cumulative effects</b> If improvements to service provision and accessibility is not provided, negative effects will occur this may lead to a break down in social cohesion developing long term problems within the area. Loss of community land will result in long term effects on social cohesion and health of local residents.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>

	Hadden Hill		Didcot A		Gateway	
	<b>Significance of effect:</b> Significant.					
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	✓	x	✓	xx	✓	x
	<p>The site is brownfield land. The site is not in a mineral consultation zone. Therefore <b>positive effects</b> are identified.</p> <p>In the short term noise pollution may increase during the construction phase, resulting in potential <b>negative effects</b>.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase, resulting in potential <b>negative effects</b>.</p> <p>There are currently no AQMA's located within or around Didcot. There are however Air Quality 'hot spots' in Didcot along Station Road. These areas experience high levels of Nitrogen Dioxide and PM10 (Particulate Matter 10) which is primarily associated with car traffic and construction work.</p>		<p>The site is brownfield land The site is not in a mineral consultation zone. The site does not fall within any ecological designations. The site does not fall within any ecological designations. Therefore <b>positive effects</b> are identified.</p> <p>In the short term noise pollution may increase during the construction phase, resulting in potential <b>negative effects</b>.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase, resulting in potential <b>negative effects</b>.</p> <p>There are currently no AQMA's located within or around Didcot. There are however Air Quality 'hot spots' in Didcot along Station Road. These areas experience high levels of Nitrogen Dioxide and PM10 (Particulate Matter 10) which is primarily associated with car traffic and construction work.</p> <p>There is likely to be contaminated land issues at the site, which is a former power station, therefore development of the site may require land remediation to</p>		<p>The site is brownfield land The site is not in a mineral consultation zone. The site does not include any heritage assets. There are no known areas of possible contamination. The site does not fall within any ecological designations. Therefore <b>positive effects</b> are identified.</p> <p>In the short term noise pollution may increase during the construction phase, resulting in potential <b>negative effects</b>.</p> <p>There is likely to be an increase in car borne traffic locally, both during the construction and operational phase, resulting in potential <b>negative effects</b>.</p> <p>There are currently no AQMA's located within or around Didcot. There are however Air Quality 'hot spots' in Didcot along Station Road. These areas experience high levels of Nitrogen Dioxide and PM10 (Particulate Matter 10) which is primarily associated with car traffic and construction work.</p>	

	Hadden Hill	Didcot A	Gateway
		<p>prevent <b>significant negative effects</b> to terms of pollution.</p> <p>There are noise and/or air quality issues along the A34, railway and A4130, which could result in negative effects for new residents.</p>	<p>There are noise and/or air quality issues along the A4130 the railway line which is across the road from the site, which could result in negative effects for new residents.</p>
	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SUDS in all designs. Any community land, open space and/or recreation land should be replaced.  Continue to monitor air quality.  <b>Cumulative effects</b>  Development will not be sustainable in the long term if the development is not resilient to flood risk and climate change. Pollution to water, air and land may occur without mitigation.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b></p>	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SUDS in all designs. Consult with National grid and Gas service providers to ensure safety procedures are met and that there is no detrimental impact to new residents. Any community land, open space and/or recreation land should be provided.  Ensure remediation of contamination issues are resolved.</p> <p><b>Cumulative effects</b>  Development will not be sustainable in the long term if the development is not resilient to flood risk and climate change. Pollution to water, air and land may occur without mitigation.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District</p>	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SUDS in all designs.  <b>Cumulative effects</b>  Development will not be sustainable in the long term if the development is not resilient to flood risk and climate change. Pollution to water, air and land may occur without mitigation.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  High Significant.</p>

	Hadden Hill	Didcot A	Gateway
	High Significant.	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> High Significant.	
	Hadden Hill	Didcot A	Gateway
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	✓✓	✓✓	✓✓
	<p>Work on a major project to transform the forecourt at Didcot Parkway Station started in September 2012, The £6.7 million redevelopment led by Oxfordshire County Council will ensure the area's major transport gateway is prepared for the housing and jobs growth expected in Didcot and Science Vale UK over the next decade.</p> <p>The project will create a larger, more user-friendly interchange allowing better access for pedestrians, motorists, buses and cyclists by reorganising the land available.</p> <p>Several of the existing parking areas have already been redeveloped and reopened.</p> <p>The project is supported by South Oxfordshire District Council, Network Rail and First Great Western, who have worked closely with the county council for several years to develop the project.</p> <p>Key features include:</p> <ul style="list-style-type: none"> <li>Larger taxi rank with covered waiting area</li> <li>Dedicated drop-off and pick-up area</li> <li>Short-stay waiting bays</li> <li>Disabled parking with step-free access</li> <li>Secure cycle parking and motorcycle parking</li> <li>Pedestrian piazza with seating and a glazed atrium and walkways</li> <li>Extra bus stops with electronic real-time information</li> <li>An improved East Car Park</li> <li>Better security with CCTV and new lighting</li> <li>New drainage to alleviate flooding</li> <li>Completion of a cycle route serving the station</li> <li>Didcot New/ Enhanced Greenway</li> </ul> <p>All sites are within easy access to the proposed Didcot new/enhanced greenway.</p>		

	Hadden Hill	Didcot A	Gateway
	Didcot Parkway provides direct access to Oxford, Reading and London.		
	<p>The site is located within easy access of the Lady Grove Loop project was completed in 2011, providing, which includes integrated walking, cycling and fitness route, with two new outside exercise stations. The route provides good access to the railway station, community centre and primary schools, resulting in <b>significant positive effects</b> for any new residents.</p> <p>The site is 2.4km from the Didcot railway station which should encourage the use of this facility, resulting in <b>significant positive effects</b> for any new residents.</p> <p>The site is in close proximity (6.2km) to the Milton Park employment site which should encourage cycling and the use of public transport to this site, resulting in <b>positive effects</b>.</p> <p>The site is 9.9 km from Harwell ISC.</p>	<p>Site is 1.2 miles from Didcot town centre and 1 mile from local shops and is located along a bus route linking Didcot station to Milton Park. Site is well-positioned to link with existing and planned transport infrastructure.</p> <p>The site is 1.2 m from the Didcot railway station which should encourage the use of this facility, resulting in <b>significant positive effects</b> for any new residents.</p> <p>The site is in close proximity (2 miles) to the Milton Park and 2.3 miles from Harwell employment sites which should encourage cycling and the use of public transport to this site, resulting in <b>significant positive effects</b></p>	<p>The site is located approximately 0.5 miles east of Didcot Town centre. The site is adjacent to the Orchard Centre and the Orchard Centre Phase II, which has just commenced both are mixed use developments, however they are retail led, so new residents will need to access existing facilities within Didcot.</p> <p>Orchard Centre Phase II, includes more retail units, restaurants, parking, open space and a new gym, this will provide facilities to new residents, resulting in potential <b>positive effects</b>.</p> <p>The train station is across the road from the site, resulting in <b>significant positive effects</b></p>
	<p><b>Mitigation:</b> The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced Ensure the ETI results inform the decision making process.</p> <p>A masterplan should be produced to encompass all mitigation and to ensure</p>	<p><b>Mitigation:</b> The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced Ensure the ETI results inform the decision making process.</p> <p>A masterplan should be produced to encompass all mitigation and to ensure</p>	<p><b>Mitigation:</b> The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced Ensure the ETI results inform the decision making process.</p> <p>A masterplan should be produced to encompass all mitigation and to ensure</p>

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	<p>good urban design principles are implemented that provide access to facilities via sustainable modes of transport.</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><b>Cumulative effects</b> Without mitigation congestion, the associated impacts will increase, this will have a detrimental impact over a wider area. <b>Likelihood:</b> High <b>Scale:</b> Regional <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>		<p>good urban design principles are implemented that provide access to facilities via sustainable modes of transport.</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><b>Cumulative effects</b> Without mitigation congestion, the associated impacts will increase, this will have a detrimental impact over a wider area. <b>Likelihood:</b> High <b>Scale:</b> Regional <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>		<p>good urban design principles are implemented that provide access to facilities via sustainable modes of transport.</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><b>Cumulative effects</b> Without mitigation congestion, the associated impacts will increase, this will have a detrimental impact over a wider area. <b>Likelihood:</b> High <b>Scale:</b> Regional <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	
7 To conserve and enhance biodiversity	Hadden Hill		Didcot A		Gateway	
	?	✓	?	✓	?	✓
	<p>No known biodiversity constraints are identified, however there is an opportunity to include green infrastructure and biodiversity enhancement schemes.</p> <p>There are mature trees and hedging along A4130 to the North and railway</p>		<p>No known biodiversity constraints are identified, however there is an opportunity to include green infrastructure and biodiversity enhancement schemes.</p>		<p>No known biodiversity constraints are identified, however there is an opportunity to include green infrastructure and biodiversity enhancement schemes.</p>	

	Hadden Hill	Didcot A	Gateway
	<p>to the South of site and a mixture of hedging and fencing to the East.</p> <p>Adjacent to the site is arable land with small copses and game cover crops, the following red list species have been recorded: Lapwing, Grey Partridge and Corn Bunting, development may impact these species resulting in <b>negative effects</b>. Opportunities for enhancements would involve the creation of meadows, small copses and ponds within and on the periphery of the site.</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. Current impact is <b>uncertain</b> until a Habitats Regulation Assessment Screening is undertaken.</p> <p>Additional development in this areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc.</p> <p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b></p> <p>Incorporate green infrastructure into the design and biodiversity enhancement schemes.</p> <p>Carry out a BAP phase 1 survey.</p> <p>Ensure the Habitats Regulation Assessment Screening is undertaken.</p> <p>TPO's and areas of deciduous woodland should be protected and enhanced where appropriate.</p>		



	Hadden Hill	Didcot A	Gateway
	<b>Cumulative effects</b> The cumulative effects of all housing allocations within Oxfordshire, can lead to detrimental impacts on SAC's from air quality and water use resources and pollution, loss of biodiversity can also occur without mitigation.  <b>Likelihood:</b> High <b>Scale:</b> Regional <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> High Significant		
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.	<b>?</b>	<b>0</b>	<b>0</b>
	The site is located adjacent to the AONB.  A LCA has been undertaken for the larger area which includes this site and recommends the following: Potential harm to the rural approach to Didcot from the east and the AONB landscape, however without a LCA for this specific site effects are <b>uncertain</b> .  The site is not in a mineral consultation zone.	The site has no known land designation constraints. The site has outline planning permission P15/S1880/O, landscape is considered within the supporting documentations. Therefore no direct impacts are identified.	The site has no known land designation constraints. The site has outline planning permission P15/S2159/O, landscape is considered within the supporting documentations. Therefore no direct impacts are identified.
	<b>Mitigation/enhancement:</b> <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b> Consider mitigation measures to reduce impact on tranquillity.	<b>Mitigation/enhancement:</b> <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b> Consider mitigation measures to reduce impact on tranquillity.	<b>Mitigation/enhancement:</b> <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b> Consider mitigation measures to reduce impact on tranquillity.

	Hadden Hill	Didcot A	Gateway
	<p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p> <p><b>Cumulative effects</b> Without mitigation the cumulative and long term detrimental effects on landscape importance, biodiversity and soil quality will occur.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p> <p><b>Cumulative effects</b> Without mitigation the cumulative and long term detrimental effects on landscape importance, biodiversity and soil quality will occur.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Determine if a full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p> <p><b>Cumulative effects</b> Without mitigation the cumulative and long term detrimental effects on landscape importance, biodiversity and soil quality will occur.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
	<b>Hadden Hill</b>	<b>Didcot A</b>	<b>Gateway</b>
9 To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high	<b>0</b>	<b>0</b>	<b>x</b>
	There are known historic or archaeological constraints within the site and adjacent to the site boundary.	There are known historic or archaeological constraints within the site and adjacent to the site boundary.	There are known archaeological constraints on the western boundary of the site.

	Hadden Hill	Didcot A	Gateway
quality design and reinforces local distinctiveness.			
	<p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.</p> <p><b>Cumulative effects</b>  The district's historic environment including archaeological resources, be impacted from any development.</p> <p><b>Likelihood:</b>  High</p> <p><b>Scale:</b>  District</p> <p><b>Temp or perm:</b>  Perm</p> <p><b>Timing:</b>  Short to long term</p> <p><b>Significance of effect:</b>  Significant.</p>		
	Hadden Hill	Didcot A	Gateway
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	<div>✓</div> <div>x</div>	<div>✓</div> <div>x</div>	<div>✓</div> <div>x</div>
	<p>New development offers the opportunity to implement sustainable design principles.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, it is however assumed that sustainable design principles will be implemented.</p> <p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  Include SUDS in all designs.</p> <p>Promote sustainable building practices which conserve energy, water resources and materials.</p> <p>Consider implementing decentralised energy. For example: CHP</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>		

	Hadden Hill	Didcot A	Gateway
d) ensuring that the design and location of new development is resilient to the effects of climate change.	<b>Cumulative effects</b> Development will not be sustainable in the long term as resource use continues. Lack of appropriate sewage capacity will result in pollution. <b>Likelihood:</b> High <b>Scale:</b> District <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.		
11 To reduce the risk of, and damage from, flooding.	<b>0</b>	<b>0</b>	<b>0</b>
	The site is not within a flood zone	The site is not within a flood zone	The site is not within a flood zone
	<b>Mitigation:</b> Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.  Include SUDS in all designs.  <b>Cumulative effects</b> Development will not be sustainable in the long term if the development is not resilient to flood risk and climate change.  <b>Likelihood:</b> High <b>Scale:</b> District <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> High Significant.		

	Hadden Hill	Didcot A	Gateway
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x	x	x
	<p>The development of new housing, will lead to construction and demolition waste being produced.</p> <p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  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><b>Cumulative effects</b>  Without the reuse of construction and demolition waste, this waste will continue to be disposed of at landfill, this has long term negative impacts on land and resource use.</p> <p><b>Likelihood:</b>  High</p> <p><b>Scale:</b>  District</p> <p><b>Temp or perm:</b>  Perm</p> <p><b>Timing:</b>  Short to long term</p> <p><b>Significance of effect:</b>  Significant.</p>		
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	✓✓	✓✓	✓✓
	<p>Didcot is located within Science Vale UK, an area that includes a nationally important science, educational and high technology based cluster of industries. A key aim of the strategy for Science Vale UK is to build on its economic strengths.</p> <p>This substantial housing growth proposed provides the impetus to make improvements to the town centre. This is reflected in the existing Core Strategy vision which states that Didcot is to become a major centre in southern Oxfordshire, playing a key role in the Science Vale UK area and providing new housing and better services. This has fed into Core Strategy Objective No. 1 which seeks to 'transform Didcot into a thriving and lively town through regeneration of the central area and construction of greenfield neighbourhoods ensuring it meets the community's aspirations for positive change'.</p> <p>The Housing and Planning minister, Brandon Lewis MP today announced that Didcot is to become a Garden Town, which will help with the delivery of 15,000 houses and 20,000 high-tech jobs.</p> <p>Vale of White Horse and South Oxfordshire are also getting a second enterprise zone, which in itself will help the area attract significant government spending. It will also mean the district councils can retain business rates, all of which will lead to £120 million of funding towards roads and infrastructure around Didcot.</p>		

	Hadden Hill	Didcot A	Gateway
d) thriving economies in market towns and villages	<p>Housing growth and employment growth in the garden town will be intimately linked with 20,000 new high-tech jobs created over the next 15 years on the Harwell, Milton Park and Didcot Growth Accelerator Enterprise Zones and other smaller sites.</p> <p>There are significant levels of dissatisfaction and frustration with current broadband provision in South Oxfordshire. The lack of adequate broadband services has a direct impact on local businesses and the economy and hence there is a need for fast and reliable access to the internet and mobile phone communications.</p> <p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b>  Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Significant</p>		
14 To support the development of Science Vale as an internationally recognised innovation and enterprise zone by:	✓✓ Please see objective above.	✓✓ Please see objective above.	✓✓ Please see objective above.

	Hadden Hill	Didcot A	Gateway
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.	✓	✓	✓
	<p>The total population of Didcot wards in 2011 was 25,140 residents including 154 people living in communal establishments. Since 2001 Didcot has grown by 1,687 residents (7%). South Oxfordshire is one of the least deprived neighbourhoods in the country, however there are a number of areas within Didcot which are more deprived than the rest of the County and perform particularly poorly in the education, training and skills domain. A lower proportion than average is qualified to degree level or higher (28% in Didcot compared with 37% in South Oxfordshire).</p> <p>Didcot is located within Science Vale UK, an area that includes a nationally important science, educational and high technology based cluster of industries. A key aim of the strategy for Science Vale UK is to build on its economic strengths. Improvements to existing services as a result of new housing will benefit existing and future residents, therefore development should result in <b>positive effects</b> towards this objective.</p> <p><b>Mitigation:</b>  <b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b></p> <p>Encourage local work force and on the job skill training through-out the development of new housing.</p> <p>Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.</p> <p><b>Cumulative effects</b>            Long term positive effects if mitigation is applied.  <b>Likelihood:</b>            High  <b>Scale:</b></p>		

	Hadden Hill	Didcot A	Gateway
	District <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Medium		
16 To encourage the development of a buoyant, sustainable tourism sector.	<b>0</b>	<b>0</b>	<b>0</b>
	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.  <b>Mitigation:</b> Continue to work with the local community.	The Council has involved the community in the decision making process.  <b>Mitigation:</b> Continue to work with the local community.	The Council has involved the community in the decision making process.  <b>Mitigation:</b> Continue to work with the local community.