

## Appendix A Table 9 Oxford Brookes University (former) Campus

### Sustainability Appraisal matrix for Oxford Brookes University (former) Campus

Key:

✓✓	✓	x x	x	0	?
<b>Major positive</b>	<b>Minor positive</b>	<b>Major negative</b>	<b>Minor negative</b>	<b>Neutral effect</b>	<b>Uncertain effect</b>

#### 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

✓

Wheatley Campus (former) has been submitted to the Council's consideration as a site for new homes. Oxford Brookes University have indicated that they will soon vacate the campus north of Wheatley in Holton parish. The surrounding uses are predominantly residential and there is some scope to develop part of the site for residential development. The Green Belt Study (Sept 2015) suggests that the site could be inset from the green belt. Green Belt inset area: 22 hectares Developable area: 12 hectares Land within the developable area identified at Wheatley Campus, will be developed to deliver approximately 300 new homes.

The sites lies 0.7 miles from Wheatley which is one of the larger villages in South Oxfordshire, with a population of around 3,900 people. Located approx. 8 miles from Oxford city centre in the north west of the district.

There are around 1,700 homes in Wheatley. Three quarters of these are owner occupied, with less than 10% of the village's housing stock being leased through a Registered Social Landlord. This is lower than the district average.

There is a higher proportion of one bedroom homes in Wheatley than the rest of South Oxfordshire, the development of new homes will provide an opportunity to increase housing for local needs, resulting in **positive effects**.

45 new homes were built between 2001 and 2012 – this is around 1.5% of all new homes across South Oxfordshire. The site lies 0.9 miles (walking distance) from Holton, which is a small village within South Oxfordshire, Holton is a small village in South Oxfordshire, with a population of around 640 people. Located approx. 8 miles from Oxford city centre. There are around 240 homes in Holton. 171 of these are owner occupied, 3.1% of the village's housing stock being leased through a Registered Social Landlord. This is lower than the district average. 18.1% of homes are privately rented

A significant number of new homes could be accommodated on the site, which will result in **significant positive effect** in terms of providing housing locally. **Mitigation/**

#### **Enhancement:**

**Positive effects could also be enhanced.**

A full detailed Landscape and Visual Impact Assessment (LVIA) will be required to inform the final capacity of the sites.

Ensure infrastructure is phased alongside new housing development and is integrated with the village.

Work with service providers to ensure this is implemented in a timely fashion.  
Affordable housing and a variety of house sizes should be provided.  
The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design and supported by appropriate levels of infrastructure.

**Cumulative effects**

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.

**Likelihood:**

High

**Scale:**

Large scale

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant

**2. To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.**

✓

The area does not suffer from a high crime rate compared to the national average.

New development could provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour. Thames Valley police have suggested that extra homes, may require extra policing.

**Mitigation:**

Ensure good quality urban design is implemented and work with the local community.

**Likelihood:**

High

**Scale:**

Localised

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Not significant.

**3. To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.**

✓

x

Wheatley is one of the larger villages in South Oxfordshire, with a population of around 3,900 people. It is located near Oxford in the north west of the district, and enjoys good

travel connections to Thame and Oxford City. The village is completely surrounded by the Oxford Green Belt.

Wheatley: 17.9% of the population are aged between 0-15 yrs which is slightly lower than the Oxfordshire average of 19.5%

There are around 1,700 homes in Wheatley. Three quarters of these are owner occupied, with less than 10% of the village's housing stock being leased through a Registered Social Landlord. This is lower than the district average.

There is a higher proportion of one bedroom homes in Wheatley than the rest of South Oxfordshire. 45 new homes were built between 2001 and 2012 – this is around 1.5% of all new homes across South Oxfordshire.

Wheatley is one of the least deprived areas in the District, the population has a high level of education, a high standard of living and low employment compared to National statistics.

Wheatley has a post office, a branch of Barclays bank, an Asda supermarket, a Co-Op pharmacy, several shops in the High Street, and numerous village societies, including the Wheatley Society and a Village Produce Association which holds an annual show and a number of public houses. There are a number of pre-school groups, a nursery school, a primary school, and a school for pupils with learning disabilities, and a secondary school. The County Council believes there is capacity of the primary school to accommodate new development.

Wheatley offers a wide range of services with the ability to act as a local centre as part of the network of settlements in the north west of the district, resulting in **positive effects** in terms of new housing development.

The site lies 0.9 miles (walking distance) from Holton, which is a small village within South Oxfordshire, Holton is a small village in South Oxfordshire, with a population of around 640 people. Located approx. 8 miles from Oxford city centre.

12.7% of the population are aged between 0-15 yrs which is much lower than the Oxfordshire average of 19.5%.

There are around 225 homes in Holton. 171 of these are owner occupied, 3.1% of the village's housing stock being leased through a Registered Social Landlord. This is lower than the district average. 18.1% of homes are privately rented. The village is completely surrounded by the Oxford Green Belt.

Holton is one of the least deprived areas in the District, the population has a high level of education, a high standard of living and low employment compared to National statistics.

Holton has limited access to services, the nearest services are 1.4 miles away in Wheatley across the A40.

Releasing some land from the Green Belt for housing and required services will support the village in the long term, however further residential development would increase capacity of current services, resulting in **negative effects** without the implementation of mitigation.

Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CIL requirements and the IDP, to prevent negative effects.

There are existing sports pitches in the north west of the site.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

Ensure improvements to service provision commensurate with any increases in population. Good phasing of development will be required.  
The existing sports pitches in the north west of the site should be retained or replaced elsewhere.

**Cumulative effects**

If improvements to service provision are not provided, negative effects will occur especially when combined with the existing housing allocations.

**Likelihood:**

High

**Scale:**

District wide

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant.

**4. To maintain and improve people's health, well-being, and community cohesion and support voluntary, community, and faith groups.**

✓

x

Not allocating land for new homes at Wheatley and within Holton Parish could also lessen or stagnate population growth in the village, reducing social cohesion, resulting in potential negative effects.

Wheatley has a post office, a branch of Barclays bank, an Asda supermarket, a Co-op, a pharmacy and several shops in the High Street. Holton has limited access to services, and relies on the facilities within Wheatley, the nearest GP and post office are 1.4km.

There are numerous village societies, including the Wheatley Society and a Village Produce Association which holds an annual show and a number of public houses. There are a number of pre-school groups, a nursery school, a primary school, and a school for pupils with learning disabilities, and a secondary school. There is a doctor's surgery and dentist.

Social cohesion is an important aspect of any future residential development within the area. Additional development may put pressure on existing communities, potentially reducing community cohesion resulting in **negative effects**.

Development would have to provide health, education, recreation, community etc facilities as part of the scheme through CIL requirements and the IDP.

Wheatley offers a wide range of services with the ability to act as a local centre as part of the network of settlements in the north west of the district.

The County Council believes there is capacity of the primary school to accommodate new development.

Releasing some land from the Green Belt for housing and required services will support the village in the long term, however further residential development would increase capacity of current services.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

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.

Ensure the PRow and bridle paths are protected.

**Cumulative effects**

Negative effects will occur this may lead to a break down in social cohesion developing long term problems within the area.

**Likelihood:**

High

**Scale:**

Local

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of**

**effect:**

**5. To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.**

**x**

The site is part brownfield, part greenfield within the Green Belt, currently owned by Oxford Brookes University. Any reduction in greenfield land may result in pollution from surface run-off, resulting in potential negative effects.

The site is adjacent to the A40, there may be noise implications for future residents, resulting in **negative effects**.

All the sites lie within a nitrate vulnerability zone.

The site is not within a mineral consultation zone.

In the short term noise and dust pollution may also increase during the construction phase.

There is likely to be an increase in car borne traffic locally, both during the construction and operational phase.

The closest AQMA to the Site is the Oxford City AQMA, declared by Oxford City Council, however this is located approximately 3.2km west of Wheatley; further development may lead to the increase in personal vehicles which will lead to **negative effects**.

There is no known contaminated land.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

Work with Oxford City to ensure the air quality is monitored during both the construction and operational phases.

Encourage the use of permeable surfaces and SuDS, to reduce surface run off.

Improve sustainable transport and accessibility to reduce use of personal vehicle use.

Ensure the ETI results inform the decision making process.

Good phasing of development will be required.

Consider how noise impacts from the adjacent A40 could be mitigated.

**Cumulative effects**

Development will not be sustainable in the long term if the development is not resilient to flood risk and climate change.

**Likelihood:**

High

**Scale:**

District

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

High Significant.

**6. To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration**

✓

The site is adjacent to Wheatley which is one of the larger villages in South Oxfordshire, with a population of around 3,900 people, located approx. 8 miles from Oxford city centre in the north west of the district. Wheatley is adjacent to the A40, which also links to the M40 providing good road access to the north of the country.

The site lies 0.9 miles (walking distance) from Holton, which is a small village within South Oxfordshire, Holton is a small village in South Oxfordshire, with a population of around 640 people.

Buses to Oxford City buses run every 30 minutes, journey time approx. 40 minutes.

Therefore **positive effects** are identified. There are services that run towards High Wycombe, Denton, Little Milton and Great Milton, these services are less frequent and do not run at weekends.

Buses stop outside of the Oxford Brooks Campus and the National Cycle Route 57 passes through Wheatley and utilises Church Road to the south of the site. The route links Oxford with Thame (and beyond). In the vicinity of Wheatley the route is mostly on-road, though a length of the route from Horspath towards Oxford is traffic free. A local traffic free cycle route also begins in the vicinity of Wheatley Park School and provides access into the north of Oxford following the route of the A40. Therefore **positive effects** are identified, in terms of transport and access to employment.

The London Road Industrial Estate lies to the east of Wheatley, where there are employment opportunities, it may be possible to intensify/improve opportunities.

The **positive effects** have been identified.

There is no train station at Wheatley.

**Mitigation:**

**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.

Ensure good urban design principles are implemented to create good access to surrounding villages and towns where employment and other amenities are located.

Access to other locations where service provision and employment options exist, should be improved.

Work with infrastructure providers to identify where an increase in sustainable modes of transport is required. This should include cycle ways, linking to green infrastructure.

**Cumulative effects**

Without mitigation congestion and the associated impacts will increase, this will have a detrimental impact over a wider area.

**Likelihood:**

High

**Scale:**

Regional

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant.

**7. To conserve and enhance biodiversity**

**x**

**?**

The Oxford Brooks Wheatley Campus has various mature trees and a number of TPO's, grassland areas and vegetation surrounding and within the site.

The nearest statutory nature conservation designations to the site are Littleworth Brick Pit Site of Special Scientific Interest (SSSI) and Lyehill Quarry SSSI, located approximately 0.85km south west and 0.95km north west of Wheatley, respectively. Littleworth Brick Pit SSSI and Lyehill Quarry SSSI are both designated for geological interest.

Holton Wood SSSI, is located approximately 1.5miles north west of the Wheatley. Holton Wood SSSI comprises largely ancient and semi-natural woodland, along with a small area of ancient replanted woodland, a number of woodland rides and a small stream. These habitats provide opportunities for breeding birds and a range of invertebrates. The site lies within the SSSI impact zone. Development could result in **negative effects**.

Corn Bunting inhabit the area. Its dramatic population decline in the UK makes it a Red List species, development could result in **negative effects**.

Wheatley has a large Conservation Target Area to the west, any further development in these areas could assist with funding for biodiversity enhancement for example: green infrastructure, wildlife areas, buffer zones etc. Therefore development could result in **positive effects**.

The following European Sites need to be considered when identifying areas for additional housing development. Aston Rowant SAC, Chiltern Beechwoods SAC, Cothill Fen SAC, Hartslock Woods SAC, Little Wittenham SAC Oxford Meadows SAC.

A Habitats Regulations Assessment for South Oxfordshire District Council was prepared by LUC January 2015' and considered four potential growth options. Further HRA Appropriate Assessment would need to be carried out at the next stage of the Plan making process. Therefore current effects are **uncertain**.

Additional development can lead to increased emissions from vehicle movement and put strain on water resources, both can have detrimental effects on SAC's.

**Mitigation/enhancement:**



**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

Key landscape characteristics contributing to adjacent Green Belt: boundary tree lines, hedgerows in all cases contribute to the wider Green Belt and should be retained, this is also beneficial to biodiversity.

Incorporate green infrastructure into the design and biodiversity enhancement schemes.

Carry out a BAP phase 1 survey, mitigate where necessary.

Ensure further HRA Appropriate Assessment is carried out and all recommendations are included in the Local Plan 2032.

Consult with Natural England on any future development proposals.

Safeguard and enhance the landscape character of the hedgerow network, and tree-lined watercourses.

Ensure that all priority habitats are in favourable condition and management.

**Cumulative effects**

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.

**Likelihood:**

High

**Scale:**

Regional

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

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**

**X**

The site is a brownfield site within the Green Belt, currently owned by Oxford Brookes University. The Green Belt Study (Sept 2015) suggests that the Wheatley Campus could be inset from the Green Belt.

The site lies within the Holton Wood SSSI impact zone, therefore development could result in **negative effects**.

The nearest statutory nature conservation designations to the site are Littleworth Brick Pit Site of Special Scientific Interest (SSSI) and Lyehill Quarry SSSI, located approximately 0.85km south west and 0.95km north west of Wheatley, respectively. Littleworth Brick Pit SSSI and Lyehill Quarry SSSI are both designated for geological interest.

The site lies within a nitrate vulnerability zone.

The site is not within a mineral consultation zone.

**Landscape Capacity Assessment March 2017**

**Wheatley, Oxford Brookes University, land between A40 and London Road**

**Site description:**

The site is a predominantly greenfield site on the eastern edge of Wheatley, subdivided into compartments under different uses. The north-eastern area is occupied by a Christmas tree plantation. The second compartment appears to be under pasture and the



third is used to site a farm shop and associated production. A public footpath crosses west to east through the farm shop grounds and part of the plantation, emerging halfway up the eastern boundary before shortly reaching the edge of the River Thame. The western part comprises an enclosed field under agricultural use, possibly as hay meadow. Some of the southern part of the site is within the flood zone. The site is bounded to the north by the A40 and to the south by London Road and Old London Road.

**Key landscape planning factors:**

The site is within the Oxford Green Belt adjacent to Wheatley which is already designated as an inset village. The Local Green Belt Study for South Oxfordshire District Council (September 2015) identified that the general site area, and the western part of the site in particular, reflects few functions of the Green Belt. Towards the River Thame the landscape becomes more strongly linked to the river corridor and any realignment of the settlement boundary would need to ensure there is no wider harm.

**Wheatley, Oxford Brookes University, north of A40**

**Site description:**

The site is a predominantly brown field site on the northern edge of Wheatley, north of the A40, containing the campus of the Oxford Brookes University at Wheatley. The A40 forms the southern boundary, with Waterperry Road forming the short eastern edge, off of which is the vehicular entrance to the site. A small, enclosed field, which is not part of the campus, is located at the eastern end of the site. This field appears to contain 2 small buildings (possibly houses) within a field of rough grass. Large buildings (including a tower block) form the university facility concentrated in central / eastern part of site, with more scattered built form west of this. Sports pitches are set out along much of the southern edge, with woodland / scrub in the south-western corner. Sports pitches are also laid out in the north-western part of site, with a Scheduled Monument in the form of a circular moated island next to the pitches. To the west of the site are the grounds of the Wheatley Park School (Holton Manor House) and Park Sports Centre with a pedestrian footpath linking from the site to the sports centre. Beyond the northern boundary is open countryside.

**Key landscape planning factors:**

The site is within the Oxford Green Belt adjacent to Wheatley which is already designated as an inset village. The Local Green Belt Study for South Oxfordshire District Council (September 2015) identified that the developed part of the site area reflects few functions of the Green Belt and could be included within a revised inset boundary. The open playing ground at the west end of the site and the open field at the east end were not included in this revised inset. The general area, including the open land to the north of the site, was felt to have a role in separating Wheatley and Holton.

**Wheatley, Oxford Brookes University, land south of London Road**

**Site description:**

The site is greenfield land near the eastern edge of Wheatley, located between the residential edge of the settlement and the commercial plots located further to the east. A small area in the north west of the site is within the flood zone. The site is sub-divided into 3 fields either side of Roman Road (an unmade track). The southern part is surrounded by gappy vegetation on the north, east and south sides, with housing to the west, but lacks enclosure due to the rising ground to the south that overlooks it, curtailing views out in this direction. An electricity pylon occupies this area. The northern part of the site is also bounded by vegetation on the north and south sides, though the higher ground at the

southern end affords glimpses of distant views out to the north and east over London Road and commercial plots respectively. The eastern part of site comprises a small field with vegetated boundaries providing some enclosure, whilst the partially vegetated boundary to the east adjoins commercial properties that prevent views out in this direction. To the west housing blocks views out and to the south higher ground does the same. The site is currently under rough grass and there is no public access across it, although an informal network of footpaths appears to cover its area.

**Key landscape planning factors:**

The site is within the Oxford Green Belt adjacent to Wheatley which is already designated as an inset village. The Local Green Belt Study for South Oxfordshire District Council (September 2015) identified that the site area reflects few functions of the Green Belt. Please see Landscape Character Assessment March 2017 for further information. Development could lead to potential **negative effects** without mitigation.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

The Green Belt Study (Sept 2015) suggests that the Wheatley Campus could be inset from the Green Belt and that the boundary could be revised as discussed above. Care should be taken that any suggested development does not have an adverse impact on the open character of the adjacent Green Belt.

A full detailed LVIA will be required to inform the final capacity of the sites. Any development would require substantial woodland planting along the northern, western and eastern edge to contain the settlement edge.

Encourage the use of permeable surfaces and SuDS.

**Cumulative effects**

Without mitigation the cumulative and long term effects will be negative towards this objectives landscape importance and soil quality.

**Likelihood:**

High

**Scale:**

District wide

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant

**9. To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness**

?

x

A medieval moated site lies 580m south west of Church Farm adjacent to the western boundary of Wheatley Campus.

Consideration will also need to be given the setting of the scheduled monument of the moated site of Holton House and its associated ice house, the grade II listed Holton Park and six other listed structures, all just to the north-west of the campus. Prehistoric remains

are known in the wider study area, in the form of isolated finds, therefore a predetermination archaeological desk-based assessment and evaluation should be undertaken to reduce the **uncertainties** identified.

The Roman evidence within the area is more indicative of settlement activity during this period, than during the Prehistoric periods.

Wheatley Conservation Area is located within the main street of Wheatley and contains at least 40 listed buildings.

There are a number of small villages separated from Wheatley by the Green Belt for example, Littlemore and Holton, development may result in loss of green infrastructure and lead to the merging of urban areas, and this will result in loss of local distinctiveness, resulting in **negative effects**.

The Council will ensure that all new development complies with the South Oxfordshire Design Guide that will require high quality design and materials, sensitive building heights and would consider the impact on the historic environment.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.

Historic England consultation response: Wheatley Campus contains a scheduled monument – the moated site 580m south west of Church Farm. Any redevelopment of the campus should therefore retain the scheduled monument and respect its setting.

Consideration will also need to be given the setting of the scheduled monument of the moated site of Holton House and its associated ice house, the grade II listed Holton Park and six other listed structures, all just to the north-west of the campus.

If the site is taken forward, the policy relating to the site should highlight the need to retain the Scheduled Monument and respect its setting and the other heritage features north west of the campus.

Ensure local distinctiveness is preserved.

**Cumulative effects**

Without mitigation, the district's historic environment including archaeological resources, may be impacted from any development.

**Likelihood:**

High

**Scale:**

District

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant.

**10. To seek to address the causes and effects of climate change by:**

- a. securing sustainable building practices which conserve energy, water resources and materials;
- b. protecting, enhancing and improving our water supply where possible

<p>c. maximizing the proportion of energy generated from renewable sources; and</p> <p>d. ensuring that the design and location of new development is resilient to the effects of climate change.</p>	
✓	x
<p>New development offers the opportunity to implement sustainable design principles, resulting in potential <b>positive effects</b>.</p> <p>South Oxfordshire is in an area of water stress. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, resulting in <b>negative effects</b>, it is however assumed that sustainable design principles will be implemented.</p> <p><b>Mitigation:</b></p> <p><b>The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.</b></p> <p>Include SuDS in all designs. Promote sustainable building practices which conserve energy, water resources and materials. Consider implementing decentralised energy. For example: CHP</p> <p>Continue to work with Thames Water to ensure water and sewage capacity is maintained.</p> <p><b>Cumulative effects</b></p> <p>Development will not be sustainable in the long term as resource use continues. Lack of appropriate sewage capacity will result in pollution.</p> <p><b>Likelihood:</b></p> <p>High</p> <p><b>Scale:</b></p> <p>District</p> <p><b>Temp or perm:</b></p> <p>Perm</p> <p><b>Timing:</b></p> <p>Short to long term</p> <p><b>Significance of effect:</b></p> <p>Significant</p>	
<b>11. To reduce the risk of, and damage from, flooding.</b>	
<b>0</b>	
<p>The site lies within a Nitrate Vulnerability Zone (NVZ).</p> <p>The site is not in a flood zone.</p> <p><b>Mitigation:</b></p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Include SUDS in all designs.</p> <p><b>Cumulative effects</b></p> <p>Development will not be sustainable in the long term if the development is not resilient to flood risk and climate change.</p> <p><b>Likelihood:</b></p> <p>High</p> <p><b>Scale:</b></p> <p>District</p>	

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Low Significant

**12. To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.****X**

The development of new housing, will lead to construction and demolition waste being produced, resulting in **negative effects**.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

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

**Cumulative effects**

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.

**Likelihood:**

High

**Scale:**

District

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant.

**13. To assist in the development of:**

- a. high and stable levels of employment and facilitating inward investment;
- b. a strong, innovative and knowledge-based economy that deliver high-value-added, sustainable, low-impact activities;
- c. small firms, particularly those that maintain and enhance the rural economy; and
- d. thriving economies in market towns and villages

**✓**

Additional housing will increase the population and maintain and enhance the rural economy, by supporting and enhancing the larger villages, resulting in **positive effects**.

The London Road Industrial Estate lies to the east of Wheatley, where there are employment opportunities and Wheatley Business Park is south of the A40, North of Wheatley Village, it may be possible to intensify/improve employment opportunities.

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.

**Mitigation:**

**The negative effects identified above could be improved by the addition of mitigation, positive effects could also be enhanced.**

Encourage local work force and on the job skill training through-out the development of new housing.

Encourage green and eco technologies, this will lead to an increase in skills locally and assist in developing new businesses.

Consider if redevelopment of the site could include employment provision.

Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out the district.

Any re-development of Wheatley Campus should be mixed use.

**Cumulative effects**

Long term positive effects towards employment if mitigation is applied.

**Likelihood:**

High

**Scale:**

District

**Temp or perm:**

Perm

**Timing:**

Short to long term

**Significance of effect:**

Significant.

**14. To support the development of Science Vale as an internationally recognised innovation and enterprise zone by:**

- a. attracting new high value businesses;
- b. supporting innovation and enterprise;
- c. delivering new jobs;
- d. supporting and accelerating the delivery of new homes; and developing and improving infrastructure across the Science Vale area.

**0**

No Direct Impact

**15. To assist in the development of a skilled workforce to support the long term competitiveness of the district by raising education achievement levels and encouraging the development of the skills needed for everyone to find and remain in work**

**0**

No Direct Impact

**16. To encourage the development of a buoyant, sustainable tourism sector.**

**0**

No Direct Impact

<b>17. Support community involvement in decisions affecting them and enable communities to provide local services and solutions</b>
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✓
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The Council has involved the community in the decision making process and the community are currently producing a NDP.
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<b>Mitigation:</b>
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Continue to work with the local community.
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