

## Appendix A Table 4 Further Growth at Didcot

The following 'Alternatives' have been subject to a Sustainability Appraisal

- 1) allocate further housing at Didcot on top of allocations from the Core Strategy 2011
- 2) no further housing should be allocated to Didcot

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

	Option 1		Option 2
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	?	✓✓
	<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. The allocation of further growth could complement existing allocations, however the location of further growth would determine the outcome of this option. Therefore uncertain effects have been identified.</p> <p><b>Mitigation:</b></p>		<p>Allowing no further growth at Didcot on top of the existing allocations; <b>significant positive effects</b> have been noted.</p> <p>Our Core Strategy provides for around 6,500 homes to be built at Didcot to 2027.</p> <p>A number of growth and infrastructure projects are in place to accommodate the growth.</p> <p>No further growth will allow these projects to continue in a timely fashion.</p> <p><b>Enhancement:</b></p>

	Option 1		Option 2
	<p>Ensure infrastructure is in place commensurate with the scale of growth.</p> <p>Affordable homes should be provided within all development settlements. Ensure infrastructure is phased through-out. Continue to monitor housing allocations as set out in the C.S.</p> <p>Consider if there are areas that would benefit from further allocations.</p>		<p>The positive effects could also be enhanced. Affordable homes should be provided within all development settlements. Ensure infrastructure is phased through-out. Continue to monitor housing allocations as set out in the C.S</p>
2 To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	x	?	✓✓
	<p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the Core Strategy 2012, further housing allocations may lead to over capacity through-out the development phases whilst infrastructure is not in place resulting in anti-social behaviour. New development could provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in potential <b>positive effects</b>.</p> <p><b>Mitigation</b> Ensure that development is designed to reduce crime and the fear of crime</p> <p>Thames Valley police have suggested that extra homes, may require extra policing.</p>		<p>Allowing no further growth at Didcot on top of the existing allocations; <b>significant positive effects</b> have been noted. A number of growth and infrastructure projects are in place to accommodate the growth specified, creating safe places is a consideration of the existing framework and this will continue to be implemented.</p> <p>New development could provide the opportunity to design a safe environment which could reduce and prevent antisocial behaviour, resulting in potential <b>positive effects</b>.</p> <p><b>Enhancement:</b> Thames Valley police have suggested that extra homes, may require extra policing. However, this is not covered within the remit of the Local Plan.</p>

	Option 1		Option 2
	However, this is not covered within the remit of the Local Plan.		
3 To improve accessibility for everyone to health, education, recreation, cultural, and community facilities and services.	x	?	✓✓
	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 over capacity through-out the development phases whilst infrastructure is not in place. Capacity of services would be stretched therefore accessibility to services could deteriorate.  <b>Mitigation:</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.		Allowing no further growth at Didcot on top of the existing allocations; <b>significant positive effects</b> have been noted. A number of growth and infrastructure projects are in place to accommodate the growth specified, this includes access to services and community facilities, no further growth will allow these projects to continue in a timely fashion.  <b>Enhancement :</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 employees, and provide for facilities as required. Continue to monitor as set out in the C.S.
4 To maintain and improve people’s health, well-being, and community cohesion and support voluntary, community, and faith groups.	x		✓✓
	As above		As above
5 To reduce harm to the environment by seeking to minimise pollution of all kinds especially water, air, soil and noise pollution.	x	?	✓✓
	Any additional housing on top of the existing allocations is likely to lead to further pollution		Mitigation is in place to prevent harm to the environment, through-out the development

	Option 1	Option 2
	<p>of various kinds, although mitigation is in place to prevent harm to the environment In the short term noise pollution may increase during the construction phase. There is likely to be an increase in car borne traffic locally. Any further reduction in greenfield land may result in pollution from surface run-off. The location of further allocations would impact the outcome of this objective.</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>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>Mitigation:</b> Ensure any further growth should mitigation potential effects.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p>	<p>of the existing allocations. Therefore <b>significant positive effects</b> are noted.</p> <p><b>Enhancement :</b></p> <p>Continue to monitor as set out in the C.S</p>

	Option 1	Option 2
	<p>Encourage the use of permeable surfaces and SuDS.</p> <p>Consider sustainable transport accessibility when deciding locations for new housing.</p> <p>Continue to monitor air quality.</p>	
6 To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.	<div> <div>x</div> <div>✓</div> </div> <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>	<p>Allowing no further growth at Didcot on top of the existing allocations; <b>significant positive effects</b> have been noted. A number of growth and infrastructure projects are in place to accommodate the growth specified, no further growth will allow these projects to continue in a timely fashion.</p> <p><b>Enhancement:</b></p> <p>Ensure improvements to service provision commensurate with any increases in population and improve access to services. Continue to work with service providers. Continue to monitor as set out in the C.S</p>

	Option 1	Option 2
	<p>Larger taxi rank with covered waiting area  Dedicated drop-off and pick-up area  Short-stay waiting bays  Disabled parking with step-free access  Secure cycle parking and motorcycle parking  Pedestrian piazza with seating and a glazed atrium and walkways  Extra bus stops with electronic real-time information  An improved East Car Park  Better security with CCTV and new lighting  New drainage to alleviate flooding  Completion of a cycle route serving the station  Didcot New/ Enhanced Greenway  All sites are within easy access to the proposed Didcot new/enhanced greenway.</p> <p>Didcot Parkway provides direct access to Oxford, Reading and London.</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 over capacity through-out the development phases whilst infrastructure is not in place, however Didcot is considered to have good sustainable transport accessibility so <b>positive effects</b> are also identified.</p> <p><b>Mitigation:</b></p>	

	Option 1	Option 2
	Ensure improvements to service provision commensurate with any increases in population and improve access to services. Continue to work with service providers. Continue to monitor as set out in the C.S	
7 To conserve and enhance biodiversity	<p><b>x</b></p> <p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012, although mitigation is in place to conserve and enhance biodiversity, it would seem more appropriate to allow the existing allocations to be implemented along with the biodiversity mitigation and to continue to monitor progress. The location of further allocations would impact the outcome of this objective.</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 uncertain until a Habitats Regulation Assessment Screening is undertaken.</p>	<p><b>✓✓</b></p> <p>Mitigation is in place to conserve and enhance biodiversity, through-out the development of the existing allocations. Therefore <b>significant positive effects</b> are noted.</p> <p><b>Enhancement:</b></p> <p>Continue to monitor biodiversity as set out in the C.S.</p>

	Option 1		Option 2
	<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> 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>		
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	?	✓✓
	<p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012, although mitigation is in place 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; it would seem more appropriate to allow the existing allocations to be implemented along with the mitigation and to continue to monitor progress.. Development at Didcot has potential to impact the AONB, therefore the location of further allocations would impact</p>		<p>Mitigation is in place 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. Therefore <b>significant positive effects</b> are noted.</p> <p><b>Enhancement</b> Continue to monitor the situation as set out in the C.S.</p>



	Option 1		Option 2
	<p>the outcome of this objective, at this stage <b>uncertain</b> effects are also identified</p> <p><b>Mitigation:</b> Consider mitigation measures to reduce impact on tranquillity.</p> <p>A full detailed landscape and visual impact assessment will be required to inform the final capacity of the site.</p> <p>Ensure phasing of development occurs to reduce noise impacts.</p> <p>Encourage the use of permeable surfaces and SUDS.</p>		
9 To conserve and enhance the district's historic environment including archaeological resources and to ensure that new development is of a high quality design and reinforces local distinctiveness.	x	?	✓✓
	<p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012, although mitigation is in place to conserve and enhance the district's historic environment; it would seem more appropriate to allow the existing allocations to be implemented along with the mitigation and to continue to monitor progress. There are 3 conservation areas in Didcot, and know archaeological resources, the location of further allocations would impact the outcome of this objective, at this stage <b>uncertain</b> effects are also identified</p> <p><b>Mitigation:</b></p>		<p>Mitigation is in place conserve and enhance the district's historic environment including archaeological resources. Therefore <b>significant positive effects</b> are noted.</p> <p><b>Enhancement</b> Continue to monitor the situation as set out in the C.S.</p>

	Option 1		Option 2
	A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.		
10 To seek to address the causes and effects of climate change by: a) securing sustainable building practices which conserve energy, water resources and materials; b) protecting, enhancing and improving our water supply where possible c) maximizing the proportion of energy generated from renewable sources; and d) ensuring that the design and location of new development is resilient to the effects of climate change.	x	✓	✓✓
	<p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012, although mitigation is in place to address the causes and effects of climate change; it would seem more appropriate to allow the existing allocations to be implemented along with the mitigation and to continue to monitor progress.</p> <p>New development offers the opportunity to implement sustainable design principles. So potential <b>positive effects</b> are identified. Additional dwellings will put pressure on resource use including: energy, water capacity and sewage capacity, it is assumed that sustainable design principles will be implemented.</p> <p><b>Mitigation:</b> Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change.</p> <p>Continue to work with Thames water to ensure water and sewage capacity is maintained.</p>		<p>Mitigation is in place to address the causes and effects of climate change. Therefore <b>significant positive effects</b> are noted.</p> <p><b>Enhancement</b> Continue to monitor the situation as set out in the C.S.</p>

	Option 1	Option 2
	<p>Include SuDS in all designs. Promote sustainable building practices which conserve energy, water resources and materials.</p>	
11 To reduce the risk of, and damage from, flooding.	<p><b>0</b></p> <p>Potential <b>negative effects</b> are noted, due to the cumulative effects of the existing allocations within the C.S 2012, although mitigation is in place to reduce the risk of, and damage from, flooding; it would seem more appropriate to allow the existing allocations to be implemented along with the mitigation and to continue to monitor progress. The Local Plan will not allocated sites within flood zone 2 and 3. Therefore no direct impacts have been identified.</p> <p><b>Mitigation:</b> No development in flood zone 2 and 3 should occur.</p> <p>Identification of development sites should include constraints with regard to all types of flooding.</p> <p>Encourage green infrastructure and biodiversity enhancement schemes; these are beneficial to flood prevention and resilience to climate change. Include SuDS in all designs</p>	<p>✓✓</p> <p>Mitigation is in place to reduce the risk of, and damage from, flooding. Therefore <b>significant positive effects</b> are noted.</p> <p><b>Enhancement</b> Continue to monitor the situation as set out in the C.S.</p>

	Option 1	Option 2
12 To seek to minimise waste generation and encourage the reuse of waste through recycling, compost, or energy recovery.	x	✓✓
	<p>Municipal waste is not covered within the remit of the Local Plan, however the development of additional housing on top of the existing allocations, will lead to further construction and demolition waste being produced.</p> <p><b>Mitigation:</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>The development of new housing, will lead to construction and demolition waste being produced, mitigation is in place to encourage the reuse &amp; recycling of waste. Municipal waste is not covered within the remit of the Local Plan.</p> <p><b>Enhancement:</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>Continue to monitor the situation as set out in the C.S.</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 d) thriving economies in market towns and villages	✓✓	✓✓
	<p>This could have negative effects on stable levels of employment and facilitating inward investment.</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.</p> <p>The Housing and Planning minister, Brandon Lewis MP 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>Allowing no further growth at Didcot on top of the existing allocations; <b>significant positive effects</b> have been noted.</p> <p>This level of housing growth is closely linked to planned economic growth within Science Vale UK. A number of growth and infrastructure projects are in place to accommodate the growth specified above. No further growth will allow these projects to continue in a timely fashion.</p> <p><b>Enhancement:</b> The positive effects could also be enhanced.</p>

	Option 1	Option 2
	<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> <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. Therefore further allocation are expected to provide positive effects.</p> <p><b>Mitigation:</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>Work with service providers to ensure a fast and reliable access to the internet and mobile phone communications is provided through-out</p>	<p>Affordable homes should be provided within all development settlements.</p> <p>Ensure infrastructure is phased through-out.</p> <p>Continue to monitor housing allocations as set out in the C.S</p>

	Option 1	Option 2
14 To support the development of Science Vale as an internationally recognised innovation and enterprise zone by: a) attracting new high value businesses; b) supporting innovation and enterprise; c) delivering new jobs; d) supporting and accelerating the delivery of new homes; and e) developing and improving infrastructure across the Science Vale area.	✓✓	✓✓
	As above	As above
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.	✓✓	✓✓
	If the allocations included employment allocations then there would be potential for a significant positive effect against this objective.	As above
16 To encourage the development of a buoyant, sustainable tourism sector.	0	0
	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.