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## **1.0 Introduction**

### **What is a sustainability appraisal?**

- 1.1 The sustainability appraisal (SA) process seeks to ensure that social, economic and environmental considerations are incorporated within the preparation of planning documents. More specifically, the process ensures that social, economic and environmental impacts of plans and policies, both positive and negative, are fully understood and taken account of. It is intended that this will help to ensure that new plans and policies contribute towards a sustainable form of development.

### **The requirement for sustainability appraisal**

- 1.2 Sustainable development is central to the reformed planning system. The Planning and Compulsory Purchase Act (2004) introduces a requirement to carry out Sustainability Appraisal as an integral part of preparing local development documents. We are also required to carry out a Strategic Environmental Assessment of local development documents in accordance with the requirements of European Directive 2001/42/EC (SEA Directive). Government advice is that both Sustainability Appraisal and Strategic Environmental Assessment can be carried out in a single appraisal process and this has been followed in the production of this appraisal.
- 1.3 This sustainability appraisal has been carried out in accordance with the following published government guidance:
  - A Practical Guide to the Strategic Environmental Directive, ODPM, September 2005
  - Sustainability Appraisal of Regional Spatial Strategies and Local development Frameworks, ODPM, November 2005

### **The Core Strategy**

- 1.4 This sustainability appraisal is the final report and includes assessments of the changes to the core strategy following the Examination in Public (EiP) hearings in July 2011, November 2011 and the additional hearings in May and June 2012. The Core Strategy is one of the documents contained within our Local Development Framework (LDF). As a package of documents the LDF provides the framework for planning in South Oxfordshire. This is in combination with the South East Plan. In July 2010 the Government attempted to revoke the South East Plan but following the first Cala Homes judgement this was overturned and the South East Plan is currently an on-going part of the Development Plan. At this time of uncertainty we tested a further set of options to refine our strategy. These were in general conformity of the South East Plan and are contained in Table 5 below. The LDF will replace the South Oxfordshire Local Plan 2011.
- 1.5 The Core Strategy sets out the key elements of the spatial planning framework for the district. It contains:

- A **spatial vision** of how we see the district and the places within it developing in the next 20 years;
- **Strategic objectives** for the area which are the key matters we are seeking to address;
- A **delivery strategy** which shows where things will happen and who will be part of making them happen, this will include:
  - a **key diagram** illustrating areas of change
  - **strategic policies** for key issues
  - **proposals for the different places** which will show how they will change
  - **cross-cutting policies** to make sure development is of the best standards and provides what we need in the district; and
- A **strategy for managing and monitoring** delivery of the strategy.

1.6 The core strategy shows how the vision and objectives will be delivered. It sets out the overall amount of development in the district, the broad locations for delivering housing and other development needs such as employment, shopping and transport. The strategy includes the allocation of strategic sites for development and sets out what physical, social and green infrastructure is needed and how and by what means it will be delivered. It originally covered the period from 2006 to 2026, but has been extended to run up to 2027 to ensure the plan provides for the delivery of housing for 15 years from the intended date of adoption (i.e. 2012).

1.7 The Submission document is the third and final stage of the Core Strategy. In November 2007 we published the first stage of the core strategy, the Issues and Options document. This identified the key spatial planning issues for the district and a series of options for how the district could develop and accommodate new growth between now and 2026. In March 2009 we published the second stage of the core strategy, the preferred options document. This set out our preferred approach and explained why alternative approaches had been rejected.

1.8 Both the Issues and Options and Preferred Options stages of the Core Strategy were accompanied by a Sustainability Appraisal, which sought to identify the significant effects of the proposed (and alternative) options on the Council's sustainability objectives.

### **Who carried out the Sustainability Appraisal?**

1.9 It is the responsibility of the local planning authority to make sure a SA Report has been carried out in compliance with the SEA Directive. The SA was drafted by Officers of South Oxfordshire District Council. As a rule, officers appraised options and policies for areas of the Core Strategy for which they were not directly responsible for to enable a detached and independent view.

## Stages of the Sustainability Appraisal process

1.10 The formal stages of the sustainability appraisal process are set out in Figure 1 below<sup>1</sup>. Each stage A to E contains a series of sub-stages which need to be completed in order to assess the sustainability implications of the Core Strategy.

**Figure 1. The formal stages of the sustainability appraisal process.**

<b>STAGE A: Setting the context and objectives, establishing the baseline and deciding on the scope</b>	
<b>A1</b>	Identifying other relevant policies, plans and programmes and sustainability objectives
<b>A2</b>	Collecting baseline information
<b>A3</b>	Identifying sustainability issues and problems
<b>A4</b>	Developing the SA framework (objectives, targets and indicators)
<b>A5</b>	Consulting on the scope of the SA

<b>STAGE B: Developing and refining options and assessing effects</b>	
<b>B1</b>	Testing the Core Strategy objectives against the SA framework
<b>B2</b>	Developing the Core Strategy options
<b>B3</b>	Predicting the effects of the Core Strategy options
<b>B4</b>	Evaluating the effects of the Core Strategy options
<b>B5</b>	Considering ways of mitigating the effects and maximising beneficial effects
<b>B6</b>	Proposing measures to monitor the significant effects of implementing the Core Strategy

<b>STAGE C: Preparing the sustainability appraisal report</b>	
<b>C1</b>	Preparing the SA report

<b>STAGE D: Consulting on the preferred options of the DPD and SA report and preparing the submission document</b>	
<b>Preferred Options Document</b>	
<b>D1</b>	Public participation on the preferred options of the Core Strategy and SA report
<b>Submission Document</b>	
<b>D2 (i)</b>	Preparation of submission document and appraising significant changes made since preferred options
<b>Following Examination in public</b>	
<b>D2 (ii)</b>	Appraising significant changes resulting from representations made by the Planning Inspector
<b>D3</b>	Making decisions and providing information – preparing the adoption statement

<b>STAGE E: Monitoring the significant effects of implementing the DPD</b>	
<b>E1</b>	Finalising aims and methods for monitoring
<b>E2</b>	Responding to adverse effects

1.11 Appendix 6 of this document contains a chronology of the different SA documents produced at each stage of the core strategy process. Appendix 7 shows the story line for the housing distribution strategy for each stage of SA process. It shows which options were taken forward

<sup>1</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Frameworks, ODPM, November 2005

at each SA stage and those no longer carried forward. These were produced as part of the core strategy examination period.

### **Difficulties encountered carrying out the appraisal**

1.12 We did not encounter any major problems in carrying out sustainability appraisal. For some of the sustainability objectives, site specific details are required to be able to accurately predict effects, for example the specific effect on biodiversity, the creation of safe places and the protection of the historic environment. A number of the options are fairly broad and strategic in nature and it has therefore been difficult to predict in any detail what the effects would be in relation to these objectives. However, these issues will be picked up as part of the SA for the Site Allocations DPD.

### **Appropriate Assessment**

1.13 Under Article 6(3) and (4) of the Habitats Directive 92/43/EEC, land use plans must be subject to Appropriate Assessment. The UK Conservation Regulations are being amended to take into account the Habitats Directive and came into force on 1 September 2006.

1.14 The purpose of Appropriate Assessment is to assess the impacts of a land use plan, in our case the core strategy, against the conservation objectives of a European Site and to ascertain whether it would adversely affect the integrity of that site.

1.15 There are four European Sites within South Oxfordshire, all of them Special Areas of Conservation (SACs). They are:

- Little Wittenham
- Hartslock Wood (near Goring)
- Aston Rowant
- Chiltern Beech Woods (near Aston Rowant)

1.16 The Council's Countryside Officer has prepared a separate report which addresses Appropriate Assessment and the implications of housing growth in South Oxfordshire on our SACs. This report is available on our website.

## **STAGE A**

## **2.0 Baseline and contextual information**

### **Review of other plans, policies and programmes (Task A1)**

2.1 We need to be aware of the relationship between the core strategy and other relevant plans, policies and programmes or sustainability objectives. This allows similar policy approaches to be exploited and any inconsistencies addressed.

- 2.2 Appendix 1 of our Revised Sustainability Appraisal Scoping Report<sup>2</sup> (Scoping Report) provides a detailed review of all such plans, policies and programmes along with commentary on how these have informed the formulation of our sustainability objectives. The revised Scoping Report is available to view it on our website using the following link [www.southoxon.gov.uk/planning-policy](http://www.southoxon.gov.uk/planning-policy) selecting Local Development Framework, Sustainability Appraisal and then 'Revised Scoping Report'.
- 2.3 The Scoping Report should be read in conjunction with this report. However, for ease of use a brief summary of the different tiers of key plans and programmes that are significant to the South Oxfordshire Core Strategy is set out in the proceeding paragraphs.
- 2.4 At the highest level the World Summit on Sustainable Development of 2002 produced a range of objectives, those relevant to spatial planning have informed the council's Sustainability Appraisal Objectives. At European Union Level relevant plans and programs include the European Sustainable Community Strategy, the European Biodiversity Strategy, and the European Spatial Development Perspective.
- 2.5 Nationally the main guiding documents are the series of Planning Policy Guidance notes. The guidance notes are currently in a transitional stage of replacement by Planning Policy Statements; as such constant attention must be paid to the evolving nature of the guidance. Also of major importance is the UK Sustainable Development Strategy.
- 2.6 The regional tier of planning, in our case is the South East Plan.
- 2.7 At a county level the Oxfordshire Local Transport Plan and the draft Oxfordshire Sustainable Community Strategy and South Oxfordshire Sustainable Community Strategy. Management plans for the Chilterns and North Wessex Downs Areas of Outstanding Natural Beauty have also been taken into account where relevant.

### **Baseline information (Task A2)**

- 2.8 Baseline information provides the basis for predicting and monitoring the effects of the core strategy and helps to identify sustainability problems and alternative ways of dealing with them.
- 2.9 Appendix 2 of our Scoping Report provides comprehensive baseline information for the district. For each of our 18 sustainability objectives (see section 3.0), a series of indicators are listed. Against these indicators, data for the district is set out and compared with regional or national data. From this, overall trends are derived for each objective which has informed relevant action points for the LDF. This information is available on our website using the link provided in Para 2.2.

## Key sustainability issues for the district (Task A3)

2.10 Table 1 below lists the key environmental, social and economic problems facing South Oxfordshire together with evidence of the problems. They have been identified in the context review (Task A1), through consideration of the baseline information (Task A2) and through other published information. For the purposes of this appraisal this has been updated since the publication of our Scoping Report in February 2009.

**Table 1. Key sustainability issues for the district.**

Sustainability problem		Evidence of the problem
<b>Environmental</b>		
1	Landscape deterioration	<ul style="list-style-type: none"> <li>In some areas of South Oxfordshire the condition of the landscape has deteriorated and is in need of repair, restoration or reconstruction. (<i>South Oxfordshire Landscape Assessment: SODC, 2003</i>)</li> <li>Large-scale development on the edge of settlements is potentially inappropriate within the rural and unspoilt landscape of South Oxfordshire. (<i>South Oxfordshire Landscape Assessment: SODC, 2003</i>).</li> </ul>
2	Loss of biodiversity	<ul style="list-style-type: none"> <li>Fragmentation and loss of key habitats and species listed in the Oxfordshire Biodiversity Action Plan as a result of neglect, harmful agricultural practices and the direct and indirect effects of urban development and climate change. (<i>State of the Environment 2008 South East England: EA, 2008, Biodiversity and Planning in Oxfordshire 2009 and baseline data in appendix 3</i>)</li> </ul>
3	Rate of disposal of waste to landfill	<ul style="list-style-type: none"> <li>Initially the rate of disposal of waste to landfill was identified as a key issue. However, percentage of household waste sent for reuse, recycling and composting was approximately 70% in 2009/10 (baseline data in appendix 3) , which means the council is exceeding the Waste Strategy (2007) national targets of at least 40% by 2010, 45% by 2015 and 50% by 2020.</li> </ul>
4	Road traffic congestion and consequent adverse environmental, economic and safety impacts	<ul style="list-style-type: none"> <li>Traffic in Oxfordshire grew by 14% between 1991 and 2000 and overall daily car traffic could grow by 28% to 2011 and 35% to 2021. At peak times traffic congestion occurs around major road junctions and town centres. 62% of the resident population travel to work by car which is significantly higher than the national average. Rat-running to avoid congestion can lead to a greater risk of accidents occurring. (Baseline data in Appendix 3 and <i>Local Transport Plan for Oxfordshire 2006/11</i>)</li> </ul>
5	Flood risk	<ul style="list-style-type: none"> <li>Low-lying parts of the Thames valley are subject to flooding at least once a year and are designated flood risk zones by the Environment Agency (EA). Heavy winter rainfall storms are expected to increase in intensity due to climate change. (Baseline data in Appendix 3, <i>Strategic Flood Risk Assessment District wide (2009) and Didcot (2007)</i>).</li> </ul>
6	Risk of drought	<ul style="list-style-type: none"> <li>Global warming is likely to result in periods of drought spanning more than one season or one year, presenting a serious threat to water supplies. Over the next 20 years summer rainfall in this region is likely to reduce by 10-20%. (Baseline data in Appendix 3 and '<i>Climate change - Time to get ready</i>,' EA, 2005)</li> </ul>
7	Climate change	<ul style="list-style-type: none"> <li>Oxfordshire's main areas of climate-related vulnerability are increasing intense downpours and higher temperatures. (<i>Oxfordshire Sustainable Community Strategy, Briefing Paper 6: Environment, 2007 and baseline data in Appendix 3</i>)</li> </ul>

8	Energy Consumption	<ul style="list-style-type: none"> <li>Domestic energy consumption and CO<sub>2</sub> emissions in South Oxfordshire are higher than the Oxfordshire, South East and UK averages (<i>Our Place, Our Future SODC SCS 2009 – 2026 and baseline data in appendix 3</i>)</li> <li>Energy consumption of electricity in South Oxfordshire is significantly higher than for the region as a whole.</li> <li>The number of buildings being certified to Ecohomes or BREEAM standards is very low.</li> <li>To meet the sub regional targets the district will require a large increase in renewable energy installations. (<i>Baseline Data in Appendix 3</i>)</li> </ul>
<b>Social problems</b>		
9	Shortage of affordable and the cost of general market housing	<ul style="list-style-type: none"> <li>There is a very strong need for more affordable housing in the district. The housing needs assessment identified an annual level of outstanding affordable need of 530 units. This is almost equal to the full annual housing allocation of 547 units in the period 2006 to 2026 (<i>Housing Needs Assessment Study 2008 produced by DCA</i>)</li> <li>Average house prices in South Oxfordshire are consistently higher than the averages for Oxfordshire and the South East region. (Baseline data in Appendix 3). Many people on lower incomes cannot afford to live in the district, causing problems of staff recruitment and retention for local employers. (<i>Oxfordshire Housing Market Assessment, 2007</i>)</li> </ul>
10	Lack of appropriate size of housing.	<ul style="list-style-type: none"> <li>The main shortfall in both the affordable and general market housing sectors is for two bedroom accommodation. (<i>Housing Needs Assessment Study, 2008 produced by DCA</i>)</li> </ul>
11	Social and economic costs of an ageing population.	<ul style="list-style-type: none"> <li>South Oxfordshire's population is predicted to have a growing proportion of older people and fewer younger people. (Baseline data in Appendix 3)</li> </ul>
12	Social exclusion caused by poor access to services and jobs in the rural areas.	<ul style="list-style-type: none"> <li>Access to health and social care services, shops and employment is difficult for residents without use of a private car in small settlements, where public transport services are limited. (<i>Our Place, Our Future SODC SCS 2009 – 2026</i>)</li> </ul>
13	Lack of indoor and outdoor community sports facilities.	<ul style="list-style-type: none"> <li>There is a deficiency in the provision of these facilities in the district. (<i>PPG17 Assessment of Sport and Recreation Facilities, 2008</i>)</li> </ul>
14	Fear of crime and anti-social behaviour.	<ul style="list-style-type: none"> <li>Despite relatively low levels of crime, community safety has consistently been a priority for local people and anti-social behaviour remains a major concern. (<i>South Oxfordshire Community Safety Strategy 2008-2011</i>)</li> </ul>
<b>Economic problems</b>		
15	Pockets of deprivation in an otherwise affluent area.	<ul style="list-style-type: none"> <li>South Oxfordshire is one of the least deprived local authorities in the UK, ranking 333 out of 354 authorities where rank 1 is the most deprived (<i>Index of Deprivation 2007</i>). The most deprived super output areas are Berinsfield and Didcot (Northbourne and Park). Low income levels are a significant component of deprivation in these areas. (<i>Baseline data in Appendix 3</i>)</li> </ul>
16	Ageing resident population structure.	<ul style="list-style-type: none"> <li>The ageing population structure will result in a fall in the size of the local workforce which will impact adversely on recruitment by businesses. (Baseline data in Appendix 3)</li> </ul>
17	Workforce skills in the resident working age population.	<ul style="list-style-type: none"> <li>Skill shortages are an obstacle to business success. (<i>Oxfordshire Local Area Agreement 2005 , baseline data in Appendix 3 and Our Place, Our Future SODC SCS 2009-2026</i>).</li> </ul>
18	Road traffic congestion.	<ul style="list-style-type: none"> <li>Oxfordshire's principal road network is operating at near capacity; the resulting congestion causes delays and costs for businesses, workers and residents. (<i>Oxfordshire Local Area Agreement 2005 and baseline data in Appendix 3</i>)</li> </ul>

19	The availability of sufficient housing and its high cost.	<ul style="list-style-type: none"> <li>The average house price in 2007 was 10 times the average wage of the local resident workforce. In consequence people find it increasingly difficult to afford a home within easy reach of their employment. This impacts on the economy as wage pressures feed into prices and as firms find it increasingly difficult to recruit and retain staff. It also adds to traffic congestion as more and more people commute significant distances to work. (<i>Oxfordshire Local Area Agreement 2005 and baseline data in Appendix 3</i>)</li> </ul>
20	Investment in the infrastructure necessary to support future growth in housing and economic development.	<ul style="list-style-type: none"> <li>It is of national concern that investment in infrastructure (such as roads, public transport, health and social care, water supply, drainage, sport and leisure) has not in the past and may not in the future be adequate to support development. (<i>South East Plan, 2009</i>)</li> </ul>
21	Threats to the vitality and viability of town and village centres	<ul style="list-style-type: none"> <li>The vitality and viability of town and village centres in South Oxfordshire is being challenged. The threats to these centres include changing patterns of consumer spending and travel, increasing competition from larger town centres and relocation of businesses to out-of-centre locations (<i>SODC Retail and Leisure Needs Assessment, 2009, Our Place, Our Future SODC SCS 2009 - 2026</i>).</li> </ul>

### 3.0 Developing the Sustainability Framework

#### SA Objectives, indicators and targets (Task A4)

3.1 The SA framework provides the means by which the sustainability effects of the Core Strategy can be described, compared and analysed. Our framework is comprised of the 18 sustainability objectives set out in Table 2 below. Appendix 2 of our SA Scoping Report contains the relevant indicators and targets that accompany the 18 objectives.

**Table 2. The 18 sustainability appraisal objectives for South Oxfordshire.**

SUSTAINABILITY OBJECTIVES	
1	To help to provide existing and future residents with the opportunity to live in a decent home.
2	To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
7	To conserve and enhance biodiversity.
8	To protect and enhance the District's open spaces and countryside and in particular, those areas designated for their landscape importance.
9	To protect and enhance the District's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.

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; and b) maximising the proportion of energy generated from renewable sources. c) ensuring that the design and location of new development is resilient to the effects of climate change
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
12	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
14	To ensure high and stable levels of employment and facilitate inward investment within the district.
15	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy. c) thriving economies in market towns and villages
16	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.
17	To encourage the development of a buoyant, sustainable tourism sector.
18	Support community involvement in decisions affecting them and enable communities to provide local services and solutions.

### **Consultation on the scope of the SA (Task A5)**

- 3.2 We carried out a formal consultation on the scope and contents of our SA Scoping Report in January / February 2006. This included the statutory consultation bodies i.e. Government Office for the South East, the Environment Agency, Natural England, English Heritage and the Countryside Agency. We also sought the views of local people and local organisations and held a workshop to explain the SA process and seek input on the Scoping Report on 26 January 2006.
- 3.3 We received fourteen written responses and a number of further responses were made orally at the practical workshop. Twenty people attended the workshop representing the following organisations: The South Oxfordshire Partnership, The Federation of Small Businesses, Oxfordshire County Council, Vale of White Horse District Council, Cherwell District Council, Chilterns AONB Conservation Board, North Wessex Downs AONB Partnership, Didcot Town Council, Wallingford Town Council, Watlington Parish Council, Oxfordshire Churches Together, Council for the Protection of Rural England, SODC Housing and Sustainable Development Services, The Northmoor Trust and Berks, Bucks and Oxon Wildlife Trust.

- 3.4 A number of changes were made to the Scoping Report in response to the consultation feedback. These relate to the inclusion of relevant plans and strategies that had been omitted from Appendix 1, amendments and additions to the key messages from the context review and minor alterations to the wording of the SA Objectives and corresponding indicators.

## STAGE B

### **4.0 Developing and refining options and assessing effects**

#### **Testing the Core Strategy objectives (Task B1)**

- 4.1 The objectives of the core strategy, listed below in Table 3, set out what we are trying to achieve in spatial planning terms and set the context for the options and preferred options. It is therefore important to ensure that the objectives are in accordance with the principles of sustainability. The spatial objectives are therefore tested for compatibility with the sustainability appraisal objectives and this is set in out in Table 4.

**Table 3. The Core Strategy objectives.**

**Objective 1: Settlements**

- Support the character and distinctiveness of all our towns and villages, recognising the need for all communities to thrive.
- Transform Didcot into a lively thriving town through regeneration of the central area and construction of urban extensions ensuring it meets the community's aspirations for positive change
- Enhance Henley, Thame and Wallingford as local market towns.
- Maintain the general balance between the market towns and villages recognising the need to maintain the character of the district and ensure that the character and distinctiveness of the towns and villages is maintained.

**Objective 2: Communities and housing**

- Ensure that day-to-day services (local shops, schools, pubs) are available nearby
- Support those facilities that keep communities strong.
- Improve poor quality housing estates and other run down areas
- Provide for a range of housing development across the district that respects the scale of existing settlements and caters for resident's needs.
- Ensure that a significant proportion of this housing falls within the 'affordable' definition.

**Objective 3: Environment & Design**

- Ensure that all new development is well-designed, reflects the local character, and fosters a sense of community and safety.
- Ensure that all new development is built to the highest viable standards in terms of water and energy efficiency, waste management and sustainable construction measures.
- Ensure that all new development integrates in its design and location the need for adapting to and mitigating against climate change.
- Ensure all new development provides the necessary infrastructure including green infrastructure
- Enhance and manage the built and natural environment.

**Objective 4: Employment and Education**

- Build on the economic success of the area through supporting existing business and encouraging new business.
- Seek to reduce long distance commuting out of and within the district especially by encouraging those creating more high value jobs for example in the science and high technology sectors.
- Encourage the provision of high standard education and training facilities to develop the skills employers need.
- Encourage investment in technologies to enable remote working.

**Objective 5: Getting Around**

- Encourage the use of sustainable modes of transport whilst recognising that the rural nature of the district means that many residents will rely on car travel.
- Ensure that new development is accompanied by the necessary infrastructure for efficient and effective transport systems
- Encourage adequate provision for parking
- Encourage improvements to make cycling and walking safer and more attractive.
- Support local and community led transport initiatives.

**Objective 6: Leisure and Health**

- Promote provision of high quality health and leisure facilities for all ages across the district
- Enable people to adopt healthy lifestyles
- Support the provision of high quality design in public buildings and spaces.
- Encourage innovative ideas for activities and facilities.
- Encourage investment in technologies to enable remote access to services.

**Table 4. Testing the Core Strategy objectives against the sustainability appraisal objectives**

		Sustainability Appraisal Objectives																	
Core Strategy Objectives		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	1	✓	✓	✓	✓	✗	✓	✗	✗	✓	✓	✓	-	✗	✓	-	-	✓	-
	2	✓	✓	✓	✓	✓	✓	-	✗	-	✓	-	-	✗	✓	-	-	-	-
	3	✓	✓	-	✓	✓	-	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-
	4	✓	-	-	-	✗	✓	✗	✗	-	-	-	-	✗	✓	✓	✓	-	-
	5	✓	-	✓	✓	✓	✓	-	-	-	✓	-	-	-	✓	-	-	✓	✓
	6	✓	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-

4.2 The main inconsistencies relate to the delivery of new homes and economic growth within the district alongside the objectives of reducing harm to the environment, conserving and enhancing biodiversity, protecting and enhancing open space and countryside reducing development pressure on the countryside. It is somewhat inevitable that new housing and economic growth will present some conflict with objectives to protect the environment. The inconsistencies between these sets of objectives is however tempered through core strategy objectives 1 and 3 which seek to maintain the character of the district and ensure that new development is well designed, reflects local character, achieves high standards of sustainable design and construction and that overall the natural and built environment is managed and enhanced.

4.3 It is not necessary to remove or alter the core strategy objectives due to their potential conflict. Highlighting these issues is valuable when carrying out the appraisal as it identifies areas where objectives need to be balanced and any harmful effects mitigated.

**Developing the Core Strategy options (Task B2)**

4.4 We started this process by identifying the key issues that exist within the district. Ideas for these came from a range of sources:

- Existing consultation feedback, e.g. through the Site Allocations issues and options consultation in 2006
- the ‘Your Place, Your Future’ workshops we held with parish councils and other stakeholders in July and August 2007
- national and regional policy and guidance
- our evidence base of research and specialist studies
- statistics about the district and our neighbours, including our annual monitoring reports
- other plans and strategies including both our own and the County Council’s sustainable community strategies

- individual meetings with stakeholders like the Environment Agency, English Heritage, Thames Water and Oxfordshire County Council in the spring and summer 2007
- 4.5 The issues identified are set out within the core strategy issues and options and preferred options documents. The options generated are alternative ways of addressing the issues identified. This process allows for a comparison between the different options and the SA process seeks to compare the effects of the different options against social, economic and environmental considerations.
- 4.6 In generating the options we initially took into account the things we have to do. For example, the regional spatial strategy (in our case the South East Plan) specifies how much housing development must take place, giving separate figures for Didcot, the rest of the Central Oxfordshire sub-region and the remainder of South Oxfordshire. Therefore it did not make sense to have an option that requires all new housing to be located in one specific area, as this would conflict with the South East Plan and that is what we based our strategy on.
- 4.7 The options are also based on differing levels of detail. For example, what proportion of the housing should we direct to the four main towns and what proportion to the larger villages. At the other end of the spectrum, when considering the four towns, a greater level of detail is required in relation to the actual locations and directions of growth for new development.
- 4.8 When generating options, we have also taken account of constraints to new development. For example, nearly half of the district falls within an Area of Outstanding Natural Beauty (AONB), a landscape of national significance. We must ensure that the quality of this landscape is preserved and enhanced. Therefore, our options for the location of new development consider the potential effect on these landscapes.
- 4.9 The options assessed through this appraisal are set out in Table 5 below with the preferred options highlighted in grey.
- 4.10 As part of our preferred options document, we included a proposal for a selective review of the Oxford Green Belt to facilitate an urban extension to Oxford of 4,000 houses. This is referred to as the south of Oxford Strategic Development Area (SDA). This was a requirement of the South East Plan to be incorporated within our Core Strategy. As part of our preferred options, we assessed three alternative options:
- taking a wider area out of the green belt
  - providing more than 4,000 houses
  - allocating more land for employment to accord with Oxford City Council's Core Strategy
- 4.11 Following a challenge to the inclusion of the South of Oxford SDA, this requirement has been removed from the adopted version of the South East Plan (although the requirement for 4,000 houses remains). Consequently, the SDA has been removed from our Core Strategy.

- 4.12 Notwithstanding the South of Oxford SDA, we have also assessed the options of focussing growth adjacent to both Oxford and Reading as part of our overall distribution strategy.
- 4.13 We tested other options for the amount of housing we were allocating and its distribution. We carried forward the options of a strong network of settlements and allocating more to market towns than larger villages as these performed well in the SA but tested the option of allocating a lower number than in the plan.
- 4.14 We also carried out other tests for our housing distribution. We tested keeping the sub-region with a three way distribution split across the district (Didcot, Central Oxfordshire and Rest of the District) or removing the sub-region and having a two way split (Didcot and Rest of the District). This remained in general conformity with the South East Plan. We also tested the amount of housing we allocated to each town including a proportional growth approach all with the overriding approach of a strong network of settlements. We chose to leave the Didcot allocation as it was because adjusting housing numbers would affect the provision of important infrastructure. All options are listed in Table 5 below.

**Table 5. The options assessed through this strategy with preferred options highlighted**

Core Strategy Topic area	Options assessed (Up to Examination in Public Stage – Appendix 2)
<b>The settlement strategy</b>	<p><b>Option A</b> – A strong network of settlements</p> <p><b>Option B</b> – A new settlement</p> <p><b>Option C</b> – Focus on the towns only</p> <p><b>Option D</b> – Clusters around the towns</p> <p><b>Option E</b> – Dispersal to all settlements</p> <p><b>Option F</b> – Focus along public transport corridors</p> <p><b>Option G</b> – Focus growth around Oxford and Reading</p>
<b>The movement strategy</b>	Preferred strategy – strategy dictated by national and regional planning policy (at the time and now taken forward) and Local Transport Plan. No reasonable alternatives.
<b>The amount of employment land</b>	<p><b>Option A</b> - Allocate the amount of land identified as required in the ELR update together with an allowance for the SE Plan housing allocations, and an contingency allowance giving a total of 20ha. Plus</p> <p><b>Option B</b> - To achieve a 5% decrease in out commuting from 2001 to 2026.</p> <p><b>Option C</b> - To achieve a 10% increase in high tech jobs from 2006 to 2026.</p>

<b>The distribution of employment land</b>	<p><b>Option A</b> -Allocate employment land within the four main towns and the larger villages and encourage the redevelopment of existing employment sites for employment uses</p> <p><b>Option B</b> - promote development in just one or a limited number of towns</p> <p><b>Option C</b> - develop only large employment units</p> <p><b>Option D</b> - Allow the redevelopment of employment sites for other uses</p>
<b>The scale of housing</b>	<p><b>Option A</b> - Plan for the number of houses set out in the revised South East Plan and Didcot Growth Point</p> <p><b>Option B</b> - Plan for more houses than that set out in the revised South East Plan and Didcot Growth Point</p>
<b>The scale of housing</b>	<p><b>Option C</b> – Plan for fewer houses than that set out in the revised South East Plan and Didcot Growth Point.</p>
<b>Housing distribution strategy</b>	<p><b>Option A</b> – Allocate more to market towns than larger villages based on appropriate sites available</p> <p><b>Option B</b> – Allocate all new housing to market towns</p> <p><b>Option C</b> – More development in larger villages than the market towns</p> <p><b>Option D</b> – Concentrate development in one or two larger villages</p> <p><b>Option E</b> – Exclude green belt villages from housing allocations</p> <p><b>Option F</b> – Exclude Area of Outstanding Natural Beauty villages from housing allocations</p> <p><b>Option G</b> – Include land adjacent to Reading in housing allocations</p>
<b>Housing distribution strategy</b>	<p>Building on Option A above, but as part of this approach:</p> <p><b>Option A</b> - Remove the Central Oxfordshire Sub-Region and have two way split (Didcot and Rest of District) applying proportional growth to the rest of the district.</p> <p><b>Option B</b> – Retain the Central Oxfordshire Sub-Region and have three way split in district (Didcot, Central Oxfordshire and Rest of District).</p> <p><b>Option C</b> – Remove the Central Oxfordshire Sub-Region and have two way split (Didcot and Rest of District) allocating more housing to Wallingford (higher than option with Central Oxfordshire Sub-Region retained).</p> <p><b>Option D</b> – Remove the Central Oxfordshire Sub-Region and have two way split (Didcot and Rest of District) allocating more housing to Thame (higher than option with Central Oxfordshire Sub-Region retained).</p>
<b>Gypsies, Travellers and Travelling Show People strategy</b>	<p><b>Option A</b> - Retention of existing sites with extension where possible; a sequential test in the Site Allocations Development Plan Document for allocating new sites</p> <p><b>Option B</b> - Reliance upon a criteria based approach in selecting new sites for gypsies, travellers and travelling show people.</p>
<b>Town centres and retail</b>	<p>Preferred strategy – strategy dictated by national and regional planning policy. No reasonable alternatives.</p>
<b>The environment strategy</b>	<p>Preferred strategy – strategy dictated by national and regional planning policy. No reasonable alternatives.</p>

<b>Quality development</b>	<p><b>Option A</b> - Require 20% of energy demand from new development to come from decentralised and renewable or low carbon sources but accept a lower proportion where it can be demonstrated that due to technical or site constraints this would not be feasible or viable.</p> <p><b>Option B</b> - Require a fixed % for the proportion of energy demand from new development to come decentralised and renewable or low carbon sources e.g. either 10%, 15% or 20%.</p> <p><b>Option A*</b> - Require Code level 4 for all new housing from adoption of Core Strategy in 2011</p> <p><b>Option B*</b> - Require Code Level 3 for new housing, rising to Code Level 4 in 2013</p> <p><b>Option C*</b> - Require Code Level 3 for new housing and Code Level 4 for schemes of 200+ houses from adoption of Core Strategy in 2011 and Code level 4 for all new housing in 2013</p>
<b>Green infrastructure strategy</b>	Preferred strategy – strategy dictated by national planning policy. No reasonable alternatives.
<b>Infrastructure strategy</b>	Preferred strategy – strategy dictated by national planning policy. No reasonable alternatives.
<b>Directions of growth for Didcot</b>	<p><b>Option A</b> – North East (North East or Lady Grove estate)</p> <p><b>Option B</b> – North East (North of Hadden Hill)</p> <p><b>Option C</b> – East</p> <p><b>Option D</b> – South East</p> <p><b>Option E</b> – South</p> <p><b>Option F</b> - North West</p> <p><b>Option G</b> – Split housing option between Option A (1,350 houses) and western half of Option E (450 houses)</p>
<b>Directions of growth for Henley</b>	<p><b>Option A</b> – Land off Fair Mile</p> <p><b>Option B</b> – Land off Reading Road</p> <p><b>Option C</b> - Land to the rear of Gillotts school</p> <p><b>Option D</b> – Land at Highlands Farm (not a formal option but proposed for consideration)</p> <p><b>Option E</b> –Land at Gillotts Field – No longer a viable option as site is now a registered village green</p>
<b>Directions of growth for Thame (850 dwellings and no allowance for unallocated sites)</b>	<p><b>Option A</b> – North East</p> <p><b>Option B</b> – South East</p> <p><b>Option C</b> – South</p> <p><b>Option D</b> – South West</p> <p><b>Option F</b> – West</p>
<b>Directions of growth for Thame (530 dwellings and allowance for unallocated sites)</b>	<p><b>Option A</b> – North East</p> <p><b>Option B</b> – South East</p> <p><b>Option C</b> – South</p> <p><b>Option D</b> – South West</p> <p><b>Option F</b> – West</p>

<p><b>Directions of growth for Thame (Split 775 dwellings with majority on Greenfield Neighbourhood and the remainder to be brought forward in the Site Allocations DPD allowing for the possibility of using brownfield sites within the town; not including an allowance for unallocated sites)</b></p>	<p><b>Option A</b> – 530 on site D with 245 brought forward in Site Allocations DPD  <b>Option B</b> – 600 on site D with 175 brought forward in Site Allocations DPD  <b>Option C</b> – 530 on site F with 245 brought forward in Site Allocations DPD  <b>Option D</b> – 600 on site F with 175 brought forward in Site Allocations DPD  <b>Option E</b> – 775 on site D  <b>Option F</b> – 775 on site F</p>
<p><b>Level of housing allocated at Thame</b></p>	<p><b>Option A</b> – 850 dwellings  <b>Option B</b> – 775 dwellings  <b>Option C</b> – 530 dwellings</p>
<p><b>Directions of growth for Wallingford (750 dwellings and no allowance for unallocated sites)</b></p>	<p><b>Option A</b> – North  <b>Option B</b> – West  <b>Option C</b> – South West  <b>Option D</b> – South West  <b>Option E</b> - South</p>
<p><b>Directions of growth for Wallingford (400 dwellings and allowance for unallocated sites)</b></p>	<p><b>Option A</b> – North  <b>Option B</b> – West  <b>Option C</b> – South West  <b>Option D</b> – South West  <b>Option E</b> - South</p>
<p><b>Housing allocations at Wallingford (allocation of 555 not including an allowance for unallocated sites)</b></p>	<p><b>Option A</b> – North  <b>Option B</b> – West  <b>Option C</b> – South West (West of Hithercroft Industrial Estate)  <b>Option D</b> – South West (South of Hithercroft Industrial Estate)  <b>Option E</b> – South</p>
<p><b>Level of housing allocated at Wallingford</b></p>	<p><b>Option A</b> – 750 dwellings  <b>Option B</b> – 555 dwellings  <b>Option C</b> – 400 dwellings</p>
<p><b>Rural areas</b></p>	<p><b>Option A</b> - Allow limited development in rural areas.  <b>Option B</b> - A more restrictive approach to development in rural settlements</p>

<b>Core Strategy Topic area</b>	<b>Options assessed (Changes following Examination in Public – Appendix 2a)</b>
	<b>November 2011 Hearings</b>
<b>The overall strategy</b>	Delete the first sentence (referring to the abolition of the South East Plan) in the submission and post-submission versions of the CS
<b>The overall strategy</b>	Delete Footnote 54 to the post-submissions changes
<b>Housing distribution strategy</b>	Below Para 7.6 insert two paragraphs which (i) summarise the history of SOSDA (ii) set out that any provision of a Strategic Development Area on the scale identified in the South East Plan would require joint working and sustainability appraisal of reasonable alternative options involving a number of Districts bordering the City, (iii) set out that the Oxford City adopted Core Strategy makes no reference to any wider growth needs beyond the City boundaries, and (iv) that if it became necessary to address this matter on inter-authority basis the established County/ District mechanisms provide a means of pursuing the ‘duty to cooperate’.
<b>Housing distribution strategy</b>	Re-draft paragraphs 7.8 and 7.9 to bring together the explanation of the distribution strategy in one place and provide increased clarity. The exact wording changes suggested by the Inspector are set out in section 5 of this document.
<b>Housing distribution strategy</b>	Place an asterisk next to the figure of 1,154 in <b>Table 7.3</b> referring to a footnote to read ‘These allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire area. This will secure general conformity with the South East Plan. The larger villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and Wheatley. Part of this Central Oxfordshire provision may also be met by an appropriate allocation at Bayswater Farm.’
<b>Henley</b>	Reword first bullet to read: ‘identify land for a minimum of 400 new homes’
<b>Henley</b>	Change to Para 10.9 – reword final two sentences
<b>Thame</b>	Housing allocations at Thame not including an allowance for unallocated sites* (Split 775 dwellings with the majority on a greenfield neighbourhood and the remainder to be brought forward in the Site Allocations DPD allowing for the possibility of using brownfield sites within the town, or allocating all 775 on a single site compared with deferring the allocation at Thame of 775 homes to the forthcoming Thame Neighbourhood Plan) (5.1 and 5.2).

<b>Wallingford</b>	Housing allocations at Wallingford (allocation of 555 not including an allowance for unallocated sites*) with inspector draft changes to Policy CSWAL2 (change of allocation from Site B to Site E), Para 12.12 and Map 12.1
<b>Affordable Housing</b>	Add new text to Para 7.31 as follows: The council's Housing Needs Assessment showed that 75 per cent of the housing need is for social rented and 25 per cent for intermediate housing. <b>PPS3 also includes the category of affordable rented housing. Our affordable housing viability study shows that there are circumstances where the 40% affordable housing target could be achieved if the 75% social rent to 25% shared ownership tenure split is retained. This could be achieved on sites with low existing use values. In such circumstances we will seek a 75% social rented to 25% shared ownership tenure split, unless viability or other factors show a robust justification for a different mix or rent model. For sites with medium or high existing use values where viability issues can be demonstrated in achieving a 75% social rented to 25% shared ownership tenure split, we will accept a tenure split of 75% affordable rented and 25% shared ownership, unless viability or other factors show a robust justification for a different mix.</b>

<p><b>Meeting Housing Needs</b></p>	<p>Amend title above para. 7.38 as follows:</p> <p><del>Extra care housing</del> Specialist accommodation for older people</p> <p>Delete paragraph 7.38 and replace as follows:</p> <p>There are a range of models that can play a part in providing specialist accommodation for the elderly. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. The council's preference is for Extra Care housing or schemes which include an element of Extra Care provision within them, in accordance with the county council's Extra Care housing strategy*.</p> <p>*Include footnote reference to OCC Extra Care Housing Strategy Jan 2008.</p> <p>Amend paragraph 7.39 as follows:</p> <p><del>Extra Care housing should ideally consist of schemes of about 60 units</del> Where appropriate, specialist accommodation for the elderly should be provided on a mixed-tenure basis, and such accommodation should be located on sites in or adjacent to the towns or within the larger villages, <del>although other forms of Extra Care provision (hub and spoke) may be appropriate too.</del> The affordable housing component of any scheme Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component would this can count towards the overall 40 per cent affordable housing requirement if part of a wider development <del>on new developments.</del></p>
<p><b>Meeting Housing Needs</b></p>	<p>Change Policy CSH4 – Meeting Housing Needs as follows.</p> <p>Delete third and fourth bullet point of the policy.</p> <ul style="list-style-type: none"> <li><del>• Specialist accommodation for older people will be permitted in locations where housing would normally be allowed.</del></li> <li><del>• Extra Care housing should be provided in the new greenfield neighbourhoods identified in this strategy and other suitable locations</del></li> </ul> <p>Insert new final bullet point:</p> <p>Specialist accommodation for older people should be provided in the new greenfield neighbourhoods identified in this strategy and will be permitted at other suitable locations</p>

<b>July 2011 Hearings</b>	
<b>Economy Strategy</b>	Policy CSEM1 Supporting a successful economy - Insert additional clause in Policy CSEM1 (vi) Supporting the prosperity of the area's tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location.
<b>Economy Strategy</b>	Policy CSEM4 Supporting economic development - Bullet (i) change 'economic growth' to 'employment'
<b>Density</b>	Policy CSH2 Density – Replace wording with 'On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required'
<b>Rural areas</b>	Para 13.8 Rural Communities - Delete second sentence 'We will update this each year through our annual monitoring report'
<b>May 2012 and June 2012 Hearings (see Appendix 2b)</b>	
<b>Overall Strategy</b>	<p>New Policy: Policy CS1</p> <p>Planning applications which accord with the policies in the Development Plan (including, where relevant Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p>Planning permission will also be granted where relevant policies in the Development Plan are out of date or silent unless:</p> <p>any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p>specific policies in the Framework or other material considerations indicate that development should be restricted.</p> <p>New para 1.19</p> <p>When considering development proposals which accord with the policies in the Development Plan, the National Planning Policy Framework is also a material consideration. The Council will take a positive approach to the consideration of development proposals, following the presumption in favour of sustainable development. We will work proactively with applicants and other stakeholders to seek solutions which mean that proposals can be approved where possible, and to secure development which achieves sustainable improvements in the economic, social and environmental conditions in South Oxfordshire.</p>

<b>Density Policy</b>	Add following caveat to end of policy CSH2 'unless this would have an adverse effect on the character of the area'
<b>Town Centres and Shopping</b>	<p>Amend policy CST1 as follows (new text underlined)</p> <p><del>Proposals for out of centre development will not be permitted</del></p> <p><u>As a starting point, the Council looks for proposals for main town centre uses to be sited within defined town centres.</u></p> <p><u>Applications for such uses on unallocated sites outside town centres will be required to be in accessible locations well connected to the town centre. Such proposals will be subject to the sequential test and, for proposals over 2,500sq.m, an impact assessment. Proposals which fail to satisfy these tests will not be permitted.</u></p>
<b>Rural Communities</b>	<p>Reword text under matrix as follows (new changes underlined)</p> <p>All development should respect national designations such as Green Belt and <b>should conserve and enhance the natural beauty of the</b> Areas of Outstanding Natural Beauty <del>while also supporting.</del> <b>Suitably designed and located development at an appropriate scale</b> <del>that necessary to</del> <u>facilitates the economic and social well-being of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty</u> <del>will be supported including.</del> <u>This includes the provision of adequate housing to meet identified local needs. Local</u> <del>the character of the area and local distinctiveness and should meet</del> <b>will be protected and the requirements of relevant development plan policies will be met</b></p>

<p><b>Environment</b></p>	<p>New policy: Policy CSEN3 – Historic Environment</p> <p>The district’s designated historic heritage assets, both above and below ground such as:</p> <ul style="list-style-type: none"> <li>• nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments;</li> <li>• conservation areas; and</li> <li>• their settings</li> </ul> <p>will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.</p> <p>This will be carried out through:</p> <ul style="list-style-type: none"> <li>• conservation area appraisals/reviews;</li> <li>• management plans;</li> <li>• designating new conservation areas where appropriate;</li> <li>• the determination of planning, listed building consent and other relevant applications.</li> </ul> <p>Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.</p>
<p><b>Quality Development</b></p>	<p>Change to policy CSQ3 Design (changes underlined)</p> <p>Amend first bullet point to read ‘responds <u>positively</u> to and respects the character of the site and its surroundings, <u>particularly the historic significance and heritage values of the historic environment, whilst</u> enhancing local distinctiveness and ensuring that new development is of a scale, <del>and</del> type and density appropriate to the site and its setting.</p>

<b>Delivery and Contingency</b>	<p>Change to policy CSC1 Design (changes underlined)</p> <p><u>For the strategic housing sites, if</u> the Annual Monitoring Report shows that <u>allocated development sites and/or neighbourhood plans are</u> <del>is</del> not coming forward in a timely manner, we will <u>consider</u>:</p> <p>(i) <u>seeking</u> <del>consider</del> alternative sources of funding if lack of infrastructure is delaying development</p> <p>(ii) <u>bringing</u> forward sites <del>phased</del> <b>anticipated</b> to come on stream later in the plan process</p> <p>(iii) <u>allocate</u> <del>identifying</del> alternative <b>deliverable</b> site(s) through a <u>development plan document</u> or other mechanism in <u>general accordance with the distribution strategy of this plan as set out in Tables 7.1, 7.2 and 7.3.</u></p>
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**Predicting and evaluating the effects of the preferred options (Tasks B3 and B4)**

- 4.15 A key task of the SA is to predict and evaluate the social, economic and environmental effects of the various options considered and to compare these against each other. This process has been carried out for the different topic areas contained within the Core Strategy and the results are set out in Appendix 2. The effects of the options against the SA objectives have been described and classed as either a major or minor effect.
- 4.16 An evaluation of the effects has been carried out to determine whether they are ‘significant’ or not. This was based on the likelihood of the effect taking place (low, medium or high), the scale of the effect (local, large scale, district wide), whether the effect is temporary or permanent and the timing of the effect (short, medium or long term).

**Influence of the SA on selecting the preferred options**

- 4.17 Table 6 below explains how the predicted effects were taken into account when selecting our preferred options and why the alternative options were rejected.

**Table 6. Influence of the SA on selecting the preferred options**

<b>The settlement strategy – selecting the preferred option</b>
Options for the settlement strategy have evolved through initial testing of the housing distribution options. The housing distribution options were appraised at the issues and options and preferred options stages and primarily concentrate on the proportion of split between towns and villages, including the focussing of development only in the four main towns or one or two of the main towns. These options were appraised against an option to distribute development evenly throughout the district.

Whilst the results of assessing these options are informative (see below – spatial approach to new housing) the SA process highlighted a need for a more strategic assessment of our distribution strategy. This resulted in the generation of options for a new settlement, clustering around the towns, focussing development along public transport corridors and focussing growth around Oxford and Reading.

The SA shows that in general the ‘strong network of settlements’ scores more positively than the other options. This is because a good level of accessibility to services and facilities is provided across the district, including the more rural areas, and the option also helps to promote the rural economy. The other options, including clustering around the towns, were less effective in promoting accessibility to the more rural areas. This has informed our overall strategy which is based on a strong network of settlements.

### **Housing Options – selecting the preferred options**

#### **The amount of new housing**

The SA shows that providing more housing than identified in South East Plan could positively contribute to certain objectives, for example, by providing more affordable homes for people to live in and support the growth of the economy. However, there would be a significant negative impact on the district’s open spaces and countryside because more greenfield land would be used and the loss of this is irreversible, which we have considered in developing our preferred option. The effect would also be finite in relation to housing need.

The results of the SA along with the findings of the Strategic Housing Market Assessment, the overwhelming public support, additional growth already being accommodated in Didcot and concerns over the delivery of infrastructure have informed our choice to plan for the number of houses set out in the South East Plan.

We also tested the option of allocating fewer houses than the South East Plan target. This option still provided housing and helped community cohesion but to a lesser extent than the other two options. The option could still mean the loss of open space but less so than the other options. Impacts on the economy and biodiversity are uncertain as it would depend on the level of housing and location of sites.

The housing numbers in the South East Plan are based on robust and credible evidence. In the absence of evidence to the contrary, providing for less than the identified need would not contribute towards providing existing and future residents with the opportunity to live in a decent home.

#### **The distribution of new housing**

The SA shows that dispersing development evenly throughout the district scores negatively in relation to a number of objectives. The principal issue with this approach is that it would not promote accessibility to the services and facilities contained within the main towns and larger villages or facilitate the delivery of public transport.

#### **The spatial approach to Central Oxfordshire and the remainder of the district:**

The SA shows that focusing development solely on Wallingford, Thame and Henley would have a positive effect in relation to improving accessibility to services and facilities, minimising pollution and improving travel choice and reducing the need to

travel. However, the benefits of this generally apply to the occupants of the new housing only. Focusing a proportion of new development in the larger villages would also help to support the viability of existing services in these villages and provide some affordable housing.

These findings have influenced our decision on our preferred option. Helping the viability of village services and providing affordable housing by allocating some housing are important considerations and on balance we have chosen to allocate the majority of the housing in the main towns and a smaller proportion in the larger villages.

We considered whether to carry forward the Central Oxfordshire sub-region in our strategy compared to alternatives to this (i.e. proportional growth over the district's towns and villages but still allocating the majority in towns). The SA showed that the proportional growth approach would mean the general balance between market towns and villages would be maintained and better supports the development of a strong network of settlements. It also showed that the proportional growth approach helps with community cohesion. Consultation so far suggests the community understands more clearly proportional growth and would advocate this approach. This informed our choice in favour of the proportional growth approach.

#### **Proportion of split for new housing between the towns and the larger villages**

The SA tests different proportions of development in towns as opposed to villages. These figures do need to be treated with care because they are notional and not related to the suitability and availability of sites, but provide a basis of assessing the effects. Concentrating 80 percent of development in Wallingford, Thame and Henley scores more positively in relation to improving accessibility to services and facilities and reducing harm to the environment and minimising pollution. Concentrating a higher proportion (40 percent) in the larger villages (and 60% in the towns) would result in more housing and more positive effects in relation to maintaining the viability of services.

These results have informed our decision making in choosing our preferred option. However, it is also evident that the ability to deliver housing and the availability of suitable sites also needs to be considered. In our preferred options document we have amended our approach to distributing housing by giving numbers for specific sites and places rather than a proportional split. Since the SA of the Issues and Options we have been carrying out more site assessment work to inform our strategy which is more realistic than a notional proportion.

#### **The level of development in the smaller villages**

The SA shows that allowing more housing in the smaller villages rather than focusing on towns and larger villages would have significantly greater negative effects on accessibility to services, minimising pollution and improving travel choice and reducing the need to travel. It would also have negative effects on maintaining and improving health, well being and cohesion because it would not ensure that people were in close proximity to services and facilities.

In light of this, our proposed approach does not include allocating land for housing in the smaller and other villages. However, it is recognised that a small amount of development in the smaller and other villages may support existing services within them. Our preferred approach therefore includes allowing only infill development in the smaller and other villages. This approach strikes a balance between restricting

development in unsustainable locations and supporting smaller and other villages to maintain any existing services they may have.
<b>The provision of affordable housing</b>
Although not identifying any 'significant' effect, the SA shows that requiring more than 40 percent provision of affordable housing scored more positively in relation to providing for housing need and improving health and well being. However, decisions need to be based on sustainability, viability and deliverability. Our preferred approach therefore is to seek 40 percent provision on all sites subject to viability.
<b>Employment Options – selecting the preferred options</b>
<b>The amount of employment land</b>
The SA shows that allocating an additional 2.5ha of employment land (Option B) to reduce the level of out commuting scores positively. However, care should be taken so that this does not result in increased in commuting. Providing for predicted employment growth using past trends would result in a small increase in out commuting.  Option C to allocate further employment land to increase the number of high tech jobs in the district also scores positively. However, our strategy can achieve an increase in the number of high tech jobs without necessitating a further increase in the allocation of further employment land. The notion of Option C has therefore been carried forward but this will be accommodated within the 20ha of new employment land to be allocated. Our preferred approach therefore is a combination of Options A, B and C.
<b>The distribution of employment land</b>
The SA shows that there are benefits to both allocating employment land within the main towns and providing a small proportion within the larger villages as well. The former promotes accessibility to employment while the latter would contribute towards maintaining and enhancing the rural economy.  In light of this, our preferred option is for most employment land to be located within the four main towns but also to allow the allocation of some small sites in the larger villages.
<b>The housing allocations for the four main towns – selecting the preferred options</b>
The results of the issues and options SA appraisal gave a broad brush assessment of the possible directions of growth. This has been used as a basis for assessing these sites but we have also needed to carry out a much more detailed appraisal to include issues such as access to the site and distance to services and facilities such as schools, shops, employment sites and health, recreation and leisure facilities.
<b>Didcot</b>
The SA and the detailed site assessments showed that Options B, C, D and F can be regarded as low priorities due to their impact on the landscape, the AONB and issues with accessing the site. The assessment reveals that Option E offers slightly higher levels of accessibility to services and facilities by public transport than Option A. However, it would involve development within an important gap that separates Didcot and East and West Hagbourne and the development of higher grade agricultural land.

There are also delivery issues associated with Option E as the site is dependent upon the completion of the Great Western Park development before development of the site could commence. This would delay the provision of new housing at Didcot.

An option to split the housing between Options A (1,450 houses) and E west (450 houses) was also assessed. Through this option, part of the allocation would benefit from the greater levels of accessibility to public transport. However, new houses to the south of Didcot would be remote from the new infrastructure to be provided on the northern site (i.e. schools). Splitting the allocation would also result in development within an important gap between Didcot and West Hagbourne and the development of higher grade agricultural land. There remains the issue that this site could not be developed until the Great Western Park scheme has been built. Whilst these 450 houses are not linked to our New Growth Point commitment, it is still advantageous to select a site where the delivery of housing is not contingent upon the completion of another site.

In light of this, our preferred option is Option A.

### **Henley**

The SA initially assessed three different options for urban extensions to Henley (Options A, B and C). A further option was later considered (Option E - land and Gillott's Field) but this has now been registered by the County Council as a village green which precludes it from development. The SA also assessed a site at Highlands Farm, Site D, although this has not been formally proposed as an Option.

No one Option emerged as performing significantly better than the others. All sites are in close proximity to the town centre of Henley with Option B being closest to the railway station. All options would result in the loss of countryside although Option B scores more negatively as it would result in the loss of woodland used informally as open space. Option B would also result in the development of high grade agricultural land.

Site D generally scores negatively as it is located furthest from the town centre services and facilities, would be difficult to integrate into the existing built form of Henley, would involve development within the AONB and the loss of employment land.

None of these options have been carried forward as preferred options. The preferred approach is therefore to identify land for 400 houses at Henley on a number of smaller sites through the Site Allocations Document.

### **Thame**

Whilst all options are close to services and facilities in Thame, Options A and B score negatively due to the barrier effect of the A4129 and B4012 respectively. For Option C Thames Park Business Centre may act as a barrier to integration and community cohesion. All of the options would result in the loss of greenfield land and would have an impact on the landscape. However, for Options A, B and F the detrimental impact on the landscape would be greater. Options A and D would result in the loss of grade 2 agricultural land.

The detailed site assessment shows that none of the sites perform well in relation to all of the categories and in some cases there is no significant difference. However, we have not carried out further analysis on Option E as much of the area consists of the

playing fields at Lord Williams School. The area further south which is not playing fields would be detached from the built up area of Thame. Option D does have advantages over the other sites in terms of accessibility and being close to services and facilities and was our preferred option at the preferred options stage.

Through testing other options for our housing distribution we reappraised the housing sites for a lower allocation. The lower housing allocation meant that issues such as the impact on the landscape may change. The findings of the SA identified the need for a further landscape assessment to measure this. This work has since been completed and helped inform the site selection. The lower numbers did not significantly affect the findings of the original SA for the higher numbers. However, of importance is the fact the effect of the flood zone site F would not be as great. The SA also highlights that the lower housing allocation could cause problems for infrastructure delivery and reduce the amount of infrastructure provided in Thame.

**Changes post Examination in Public:**

The Inspector concluded after the Core Strategy Exploratory Meeting in May 2011 that the reliance on unallocated sites in years 11 to 15 would not be consistent with national guidance. He invited us to address his concerns and review the sustainability appraisal.

Additional options were looked at for Thame to increase the allocation to 775 dwellings. The options were to allocate the whole 775 on one site, or to allocate 600 or 530 dwellings on a greenfield neighbourhood and identify site(s) for a further 175 or 245 homes through the Site Allocations DPD (possibly on previously developed land). As other sites considered earlier had previously been discounted, only Sites D and F were tested again.

Whilst both sites D and F are close to services and facilities in Thame, Site F is closer to a bus stop on a premium route so is better positioned to encourage a modal shift to the use of public transport. Increased use of public transport will have the benefit that it will assist in increasing the frequency of services on the route making public transport a more attractive option. Site D would be likely to result in more traffic going through the town centre and on Thame Park Road, this would have an adverse effect on the safety and environment of these areas. Both D and F would result in the loss of greenfield land and would have an impact on the landscape, the evidence shows that Site F would have a greater detrimental impact on the landscape. The impact could be lessened with a lower density development leaving land available for structural landscaping and careful site design. The option to split the allocation at Thame leaving some homes to be allocated in the Site Allocations DPD could help achieve this. When considering putting the whole allocation of 775 on either site D or F, the SA showed that neither site was capable of accommodating this level of development at an appropriate density. It could also result in using more greenfield land.

The new options tested did not significantly affect the findings of the original SA for the lower housing number (530 homes). This revised option for 600 homes would still enable site F to be developed entirely within the flood zone 1 area. The use of SUDS will ensure that the risk of increasing flooding in the area is minimised and would be similar for both sites D and F.

An additional test was carried out to see the effect of different size housing allocations for Thame. The SA highlighted positive and negative impacts of higher and lower

allocations. The SA acknowledged that a higher allocation could have a greater positive impact on Objective 1 (supplying decent homes for people to live in) and Objective 13 (efficient use of land) whereas a lower allocation could have a greater positive impact on Objective 7 (conservation and enhancement of biodiversity) and Objective 8 (protection and enhancement of open spaces). On balance the preferred option was 775 dwellings.

The findings of the SA did not arrive at a clear recommendation and in this case has not been the deciding factor. The full reasoning and evidence for our site choice can be found in the Thame background paper accompanying the submission version of the core strategy.

### **Splitting the housing allocation between sites**

Through the process of determining the allocation at Thame (for the higher allocation i.e. 700 houses) we looked at whether there was any merit in splitting the allocation between one or more sites.

Splitting development between sites can be an option particularly if one site is not capable of accommodating the total amount of development earmarked to a settlement. In terms of the capacity of the possible sites around Thame, all sites would be capable of accommodating the total 700 dwellings so there is no obvious reason to consider a split site.

Splitting the development was suggested by some residents responding to the preferred options consultation, but has only been proposed by landowners/developers at the South of Thame. This relates to the eastern part of site D and site C to form an urban extension to the South. In terms of sustainability this would not have any advantages over development just on site D because the most sustainable part of D in terms of access to services and facilities is from the eastern part of D not the western. Furthermore, this would include the negative effects of Site C identified in the SA relating to the barrier effect of the B4012 between the site and the rest of the community.

In terms of infrastructure we have not received any information to indicate there would be a preference for a split site.

## **Wallingford**

### **Individual Options**

The results of the SA show that Options C and D can be considered a low priority. Both sites are separated from the centre of Wallingford by the Hithercroft Industrial Estate which would act as a barrier to community cohesion and integration and may discourage walking and cycling from the site to the town centre.

The SA shows that for Options A, B and E all three sites showed broadly similar overall characteristics. In respect of the significant effects all scored or contributed positively towards providing new homes, improving access to health, education and community facilities, and reducing the risk of flooding. All scored negatively in respect of protecting open space and reducing development pressure on the countryside. Options A and B scored more highly in respect of improving travel choice and accessibility and reducing vehicle emissions. All three Options would result in the loss of agricultural land, and although all had mineral deposits, only Option A has workable quantities.

Through testing other options for our housing distribution we reappraised the housing sites for a lower allocation. The lower housing allocation meant that issues such as impact on landscape may change. The findings of the SA identified the need for a further landscape assessment to measure this. This work has since been completed and helped inform the site selection. The lower numbers did not significantly affect the findings of the original SA for the higher number. The key effect was the impact on the landscape.

The SA highlights that the lower housing allocation could cause problems for infrastructure delivery and reduce the amount of infrastructure provided in Wallingford.

**Changes post Examination in Public:**

Following the Core Strategy Examination in Public Exploratory Meeting, the Inspector concluded that there were soundness issues with our reliance on an allowance for unallocated sites in the housing numbers. To help address this, further testing was carried out for Wallingford comparing the strategic site options A, B, C, D and E at a higher level of 555 rather than 400 dwellings. The findings were the similar to previous tests explained in paragraph one and two of this section.

An additional test was carried out to explore the effect of different levels of housing allocations for Wallingford (at 400, 555 and 750 dwellings). The SA highlighted positive and negative impacts of the higher and lower allocations. The SA acknowledged that a higher allocation (750 dwellings) could have a greater positive impact on Objective 1 (supplying a decent homes for people to live in) and Objective 13 (efficient use of land), whereas a lower allocation (400 dwelling) could have a greater positive impact on Objective 7 (conservation and enhancement of biodiversity) and Objective 8 (protection and enhancement of open spaces). On balance the preferred option was 555 homes.

**Split housing allocation between two sites**

As part of the appraisal of the different options for Wallingford we also assessed the effects of splitting the housing allocation between different combinations of sites. Options C and D were discounted from this given the identified barriers to community and integration with these sites. Consequently, splitting the allocation between Options A and B, Options A and E and Options B and E were assessed.

The effects of splitting the allocation between two sites results in similar effects to allocating all the houses on one site. However, there are some differences of note.

Option A has the advantage that it is closest to the secondary school. Splitting this option with another site reduces this advantage, particularly with Option E which is the furthest away from the school.

Furthermore, a new primary school is required which would potentially be located on one site. Splitting the housing allocation could result in one of the two sites being further away from this new primary school when compared to all the houses being located on one site. This effect could be most pronounced with using Option E in combination with another site.

All Options still score negatively against Objective 8 (protect open spaces and the countryside) as they result in the development of green field land. Option A has the potential for a detrimental impact on the AONB while Option E has the potential to detrimentally affect the landscape character of the Winterbrook area. The combination of using both Options A and E would incur both of these detrimental impacts. Splitting the allocation between Options B and E could potentially reduce the impact on the landscape character of the Winterbrook area, while a split between Options A and B could potentially reduce the impact on the AONB.

The findings of the SA do not present a clear winner, although Option E can be regarded as less favorable to Option A and B given the poor links to the area north of Bradford Brook and impact development would have on the landscape. The merits and demerits of Options A and B are fairly closely balanced, and therefore, an 'on balance' decision needs to be made. After considering all of the factors, Option B is the preferred choice.

### **Gypsies, Travellers and Travelling Showpeople**

The SA shows that Option A allows greater opportunity for strategic decisions to be taken and allows greater freedom to locate sites in a sustainable location. Due to this, Option A scores well in relation to objectives where location is a major factor as it seeks to locate new sites close to existing settlements with a range of facilities. This in turn promotes accessibility, reduces the need to travel by car and promotes good links to the wider community.

The prescriptive approach of Option B scores relatively poorly as the opportunity to take strategic decisions on site location is lost and along with any potential benefits. This has informed our preferred strategy which is based on Option A.

### **Quality development – selecting the preferred options**

#### **Renewable energy as part of new development**

The effects predicted for the two options are very similar. Option B of requiring a fixed percentage (i.e. 10%, 15% or 20%) scores slightly more positively as only development that meets the required target would receive planning permission.

However, this approach is very inflexible. There will be occasions where developments genuinely cannot meet the required target due to technical or site constraints. It is more practical to allow these developments to continue provided they fully justify why the required target cannot be met. This approach also means that we could only set a target that we were confident that all developments could meet. Our evidence also shows the costs of achieving a certain percentage reduction in CO<sub>2</sub> emissions varies considerably depending upon the type of renewable energy technologies that can be used. The type of renewable energy that can be used is determined by the scale and nature of the development. Some developments will be able to achieve a higher percentage i.e. 20% for a similar cost to that of a lower percentage on another development. We should capitalise on this and require the higher percentage where it is viable. Our preferred choice is therefore Option A.

#### **Standards for the Code for Sustainable Homes**

Option B scores least positively as the benefits of higher Code levels would be realised later than Option A and C. Whilst Option A would result in the benefits of Code Level 4 being realised the soonest, our evidence base demonstrates that it is

only for larger developments that the requirement for Code Level 4 in advance of 2013 can be justified. Our preferred approach is therefore for Option C.

### **The significant effects of our preferred strategy**

4.18 The significant effects identified for the preferred strategy are essentially the social, economic and environmental effects of delivering the Core Strategy. A summary of these significant effects is presented below. A comparison of these effects against the alternative options considered can be seen in the tables contained in Appendix 2.

#### **The overall strategy – significant effects**

In general, the overall strategy has mixed effects against the SA objectives. A negative effect was identified against the objective to protect and enhance open spaces and the countryside as the strategy would result in the development of green field land. However, the specific location of development is more relevant to this objective than the overall strategy and it is hard to determine whether the effect will be significant. Mitigation measures against this effect are considered in the section below.

The strategy has a major positive effect towards conserving biodiversity as Didcot, Thame and Wallingford are remote from the Conservation Target Areas. However, there is a potential negative effect as Henley borders a Conservation Target Area which may be affected by new housing. The strategy would also result in some development in settlements close to Conservation Target areas in the south eastern part of the district. Mitigation measures against this effect are considered in the section below.

Concentrating development in a range of settlements including towns and larger villages should create strong hubs which would be accessible by all forms of transport including walking and cycling and public transport. This would improve travel choices and reduce the need to travel by car. This approach will also help to promote existing and new small firms and in turn enhance the rural economy.

The concentration of new development in towns and larger villages will also help to create opportunities for innovative sustainable design and construction measures including renewable energy and district heating systems. The risk of flooding would not be increased as the strategy would enable new development to avoid areas of flood zone.

#### **The movement strategy – significant effects**

The strategy scores positively against the SA objectives to improve accessibility to services and facilities and improve travel choice and reduce the need to travel by car. This will also contribute towards minimising vehicle emissions. In addition to the positive effects, the strategy also has a negative effect in that there is an acknowledgement that some rural areas will remain reliant upon car travel. Mitigation measures against this effect are considered in the section below.

<b>The employment strategy - significant effects</b>
<p><b>The amount of employment land:</b>  The strategy for the amount of employment land generally scores positively or has a neutral effect against the SA objectives. Allocating the amount of employment land identified in the Employment Land Review and attempting to seek a five percent reduction in long distance out commuting will help to achieve high and stable levels of employment. The emphasis on the provision of new start up units and grow on space will also help new small firms and the rural economy. Ensuring that sufficient jobs exist within the district will improve opportunities for people to live in decent home.</p> <p><b>The distribution of employment land:</b>  The delivery of new employment land will contribute positively towards ensuring high and stable levels of employment. Locating new employment within the main towns and the larger villages will contribute towards assisting small firms, developing thriving economies in market towns and villages and maintaining and enhancing the rural economy. The strategy will also result in employment opportunities being accessible by a variety of transport modes including walking, cycling and public transport. The services and facilities within towns and larger villages will also be available to employees and overall accessibility to these facilities will be improved.</p> <p>The strategy scores negatively against the objective to protect and enhance the districts open spaces and countryside as it is likely to result in the development of green field land. The strategy is also likely to result in the development of agricultural land. Suggested methods to mitigate this effect are set out in the section below.</p> <p>The strategy has a positive effect towards conserving biodiversity as Thame and Wallingford (the towns identified for employment allocations) are remote from the Conservation Target Areas. However, it is difficult to predict the effects of allocations for the larger villages as this is dependent upon which villages are selected. Biodiversity impact assessments should be used to inform the site allocation process.</p>

<b>The housing strategy – significant effects</b>
<p><b>The amount of housing:</b>  Planning to provide the number of new houses as set out in the South East Plan generally has positive or neutral effects against the SA objectives. The strategy contributes towards meeting housing demand which in turn will contribute towards people’s health, well being and community cohesion. The strategy will create employment opportunities during the construction of housing and more importantly will support economic growth by providing the new homes needed to enable planned employment growth.</p> <p>As with the employment strategy, the housing strategy scores negatively against the objective to protect and enhance the districts open spaces and countryside as it will result in the development of green field land. Suggested</p>

methods to mitigate this effect are set out in the section below.

**The distribution of housing:**

The preferred option to allocate housing to both the towns and the larger villages on a proportionate split has both positive and negative effects against the SA objectives. The strategy will help to support existing services and facilities within both the towns the larger villages. This will help to maintain and improve accessibility to services and facilities, reduce the need to travel by car and facilitate more sustainable modes of travel such as walking, cycling and public transport. The proportional split option maintains this further.

However, the larger villages will not be able to provide for all needs and there is an associated negative effect that there will still be a need to travel to other settlements. Mitigation measures for this are considered in the section below.

The strategy results in the least time for vehicles spent travelling on the road network and the overall distance travelled. This has a positive effect towards reducing vehicle emissions and air pollution. However, there is also a negative effect in that the strategy will result in more vehicles using the local road network within the towns and concentration of vehicles may adversely affect air quality. This is particularly relevant for Wallingford and Henley which have Air Quality Management Areas (AQMA's). Suggested methods to mitigate this effect are set out in the section below.

Maintaining and improving services within towns and larger villages will also aid community cohesion and ease of access to certain facilities will improve people's health and well being. Proportional growth would mean development proportional to the size of the settlement allowing easier integration with the existing community.

The strategy would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley, Sonning Common, Woodcote, Goring and Nettlebed). This creates the potential for a detrimental impact on biodiversity, depending upon which sites are allocated. Suggested methods to mitigate this effect are set out in the section below. The strategy also scores negatively against the objective to protect and enhance the districts open spaces and countryside as it is likely to result in the development of green field land. It is also likely to result in the development of agricultural land. Suggested methods to mitigate this effect are set out in the section below. The risk of flooding would not be increased as the strategy would enable new development to avoid areas of flood zone.

### **Greenfield neighbourhood at Didcot – significant effects**

The location for the greenfield neighbourhood at Didcot generally has a positive or neutral effect against the SA objectives, although several negative effects are predicted. Development of the site would provide a mix of housing including affordable housing. The site is in close proximity to town centre services and facilities and primary and secondary schools would be provided on the site. This has the positive effect that it should encourage walking and cycling as an alternative to car journeys. The development of this site would have the negative effect that it would involve the development of greenfield land. Mitigation against this is considered below against the overall strategy. The risk of flooding should not be increased as development on the site can be accommodated outside of the flood zone.

### **Greenfield neighbourhood at Thame – significant effects**

The location for the greenfield neighbourhood at Thame generally has a positive or neutral effect against the SA objectives, although several negative effects are predicted. Development of the site would provide a mix of housing including affordable housing. The site would contribute towards improving accessibility as it has good access to primary and secondary schools as well as sports facilities, doctors and dentists. This should encourage walking and cycling as an alternative to car journeys. The SA does warn however that the lower allocation for housing could cause problems with infrastructure delivery and less infrastructure being provided. The risk of flooding would not be increased.

It would also involve the development of greenfield land which is grade 3 agricultural land. Mitigation against this is considered below.

Following the core strategy Examination in Public, draft conclusions issued by the Inspector (ID/34) include the deferral of the proposed site allocation at Thame Option F to the forthcoming Thame Neighbourhood Plan. The effects of these draft conclusions against the SA objectives are appraised in section 5 (D2 (ii)) of this report.

### **Greenfield neighbourhood at Wallingford – significant effects**

The location for the greenfield neighbourhood at Wallingford predominantly has positive or neutral effects, although some negative effects are predicted. Development of the site would provide a mix of housing including affordable housing. The site would contribute towards improving accessibility towards health, education, recreation, cultural and community facilities as these are available in Wallingford, a number of which are within walking and cycling distance. This should encourage walking and cycling as an alternative to car journeys. The SA does warn however that the lower allocation for housing could cause problems with infrastructure delivery and less infrastructure being provided. The risk of flooding would not be increased.

Development of this site would have a negative effect as it would result in the development of greenfield land which is grades 2 and 3 agricultural land. Mitigation against this is considered below.

Following the core strategy Examination in Public, draft conclusions issued by the Inspector (ID/34) include a change to the proposed site allocation at Wallingford to Option E to the south of Wallingford. The effects of these draft conclusions against the SA objectives are appraised in section 5 (D2 (ii)) of this report.

### **Greenfield neighbourhood at Henley – significant effects**

None of the options assessed have been progressed in the core strategy.

### **The strategy for Gypsy and Travellers and Travelling show people – significant effects**

The gypsy and travellers and travelling show people strategy scores either positively or has a neutral effect against the SA objectives. There are no negative effects predicted. The strategy performs particularly well in providing existing and future residents with the opportunity to live in a decent home.

The strategy works to a set of priorities in allocating sites for gypsies and travellers and will ensure that any sites are well positioned near to existing services and facilities. This should result in fewer car journeys and less pollution. The priorities will also allow for the re-use of brownfield if available and reduce development pressure on greenfield land. Allocating sites at a strategic level will also increase community involvement, help increase understanding between the gypsy and travellers and the settled community, decrease controversy, improve community cohesion and time spent in the planning application process.

The strategy should result in fewer unauthorised encampments which will benefit residents in areas such as highway safety.

### **The retail strategy – significant effects**

The retail strategy scores either positively or has a neutral effect against the SA objectives. There are no negative effects predicted. The strategy will help to create safe and vibrant town centres which will help to reduce antisocial behaviour and contribute towards greater community cohesion.

The concentration of retail uses in town centre sites will encourage the use of and strengthen the demand for public transport routes into and between the centres. It will also reduce pressure for development of greenfield sites on the edge of towns thus protecting the districts green spaces and countryside. Encouraging a strong and vibrant retail sector will also contribute towards ensuring high and stable levels of employment and in attracting tourists to the historic town centres.

### **The infrastructure strategy – significant effects**

The infrastructure strategy either scores positively or has a neutral effect against the SA objectives. There are no negative effects predicted. The strategy will ensure that new homes are delivered to a decent standard with an appropriate level of services and facilities provided in a timely way. This will help aid making developments safe places for people to use and businesses to operate. The securing of funding for maintenance of infrastructure where necessary will ensure areas remain safe.

Securing funding for and the delivery of new infrastructure where necessary will improve the accessibility of everyone to health, education, recreation, cultural and community services and facilities. This effect is complemented by the approach of not supporting the loss of facilities except in special circumstances. Better provision of facilities locally reduces the need to travel long distances therefore would minimise pollution from vehicle emissions.

### **The environment strategy – significant effects**

The strategy generally scores positively or has a neutral effect against the SA objectives. Negative effects are identified against the objectives to provide opportunities to live in a decent home and promote economic development as the strategy could constrain the number of sites available for development. However, the strategy itself provides sufficient mitigation against this and the effects are not significant.

The strategy will protect the districts landscape character and key features from inappropriate development and the landscape quality within the AONB's will be protected. The strategy will also protect and enhance the historic environment and should not increase the risk of flooding as new development would be restricted to flood zone1. The strategy will contribute towards maintaining and enhancing tourism within the district through protecting the natural, built and historical assets.

### **The quality development strategy – significant effects**

This strategy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. The strategy to require 20 percent of the energy demand of new development to come from renewable or low carbon sources (where viable) either scores positively or has a neutral effect against the SA objectives. The strategy will result in a reduction in CO<sub>2</sub> emissions emitted from new development thus reducing pollution and addressing the causes of climate change.

The strategy to require Code Level 3 and Code Level 4 for larger developments in advance of 2013 either scores positively or has a neutral effect against the SA objectives. There are no negative effects predicted. The strategy will result in the delivery of decent, energy efficient and more sustainable homes. The standards in the Code relating to daylight, sound insulation, private space and Lifetime Homes will contribute positively towards people's health and well-being. Achieving the required Code Levels will also result in the delivery of measures to protect and enhance ecological features on development sites and the improved energy efficiency of new homes will result in reduced CO<sub>2</sub> emissions.

### **Green infrastructure strategy – significant effects**

The green infrastructure strategy scores either positively or has a neutral effect against the SA objectives. There are no negative effects predicted.

The strategy requires new and existing housing development to have accessible open space. This will help new and existing residents have a decent home and living conditions and provide safe places for people to enjoy for recreation. It will improve health, well being and community cohesion.

The increased network including green corridors will offer greater choice in travel modes and encourage more walking and cycling so reducing the need to travel by car. This will result in lower levels of pollution.

The strategy identifies conservation target areas which will focus on biodiversity protection and enhancement. It will help biodiversity thrive in the district, protect green open spaces and ensure that new development is resilient to the effects of climate change. The district's assets including historical assets are also protected in the strategy. This will make sure that new development is of a high standard and locally distinctive.

The green infrastructure strategy means that the elements of the district that act as major tourist attractions will be protected and this will boost the tourism sector.

### **The rural communities' strategy – significant effects**

This strategy has positive, negative and neutral effects against the SA objectives. The strategy has the negative effect that those new houses located within the rural areas will not have good access to services and facilities. Furthermore, new development within the rural areas would not be readily accessible by foot or cycle resulting in the need for vehicle trips. Mitigation measures for this are considered in the section below. The strategy would however help to support those services that do exist and would help to maintain accessibility to these services. Helping to maintain the viability of existing services will contribute towards improving people's health, well-being and community cohesion. The strategy of allowing some employment in the rural areas will also contribute towards enhancing the rural economy.

### **Mitigating the adverse effects of the preferred options (Task B5)**

4.19 Where significant effects have been identified, we need to consider ways of avoiding or mitigating these effects.

#### **Overall strategy – mitigating adverse effects**

4.20 The loss of greenfield land can only be prevented by an alternative strategy to only develop brown field land. However, given the scale of new housing required within the district this would not be practical or achievable. The strategy does not ignore brown field sites, and these are allocated where appropriate such as within Didcot town centre. To alleviate the impact of development of greenfield land, detailed landscape assessments should be used to inform any site allocations and this approach has been followed to inform the housing allocations made within the core strategy.

#### **The movement strategy – mitigating adverse effects**

4.21 The strategy has a negative effect, particularly against SA objective 6, in that there is an acknowledgement that some rural areas will remain reliant upon car travel. However, this is somewhat inevitable given the rural nature of some parts of the district. The effect can be mitigated by considering the provision of small scale parking facilities adjacent to bus stops on the Premium bus routes (where appropriate) to enable residents in more rural parts of the district to access the network and through promoting the use of community transport schemes. Reference to this is included within the strategy.

#### **Employment strategy – mitigating adverse effects**

4.22 The detrimental effect of the development of greenfield land and agricultural land for employment uses should be mitigated by ensuring that brown field sites are used where possible and that a high quality design is achieved to reduce the impact on the landscape. This factor should influence the site allocations DPD and relevant policies contained within the Development Management DPD. The employment strategy does mitigate this effect by promoting the protection and redevelopment of existing employment sites, the conversion of existing buildings to for employment use and working from home.

### **The housing strategy – mitigating adverse effects**

- 4.23 Whilst the preferred strategy improves overall accessibility to services and facilities and reduces the need to travel, there will still remain a need to travel from the larger villages to higher order settlements. It is difficult to mitigate this effect as no distribution strategy will completely remove the need to travel. However, efforts should be made to ensure that a range of transport modes are available, particularly public transport and community transport schemes, to reduce the need for these journeys to be made by private car. This is reflected within the strategy.
- 4.24 The strategy will also result in an increased amount of vehicles using the local road network within the main towns. This will affect air quality and is particularly relevant for Wallingford and Henley which have Air Quality Management Areas (AQMA's). Mitigation for this should be provided by optimising opportunities for walking and cycling within the town and taking account of the relevant air quality action plans.
- 4.25 The housing strategy will also lead to the development of greenfield land and agricultural land. As indicated above in relation to the overall strategy, this can only be prevented by an alternative strategy to only develop brown field land which would not be practical or achievable within this district. To alleviate this impact, the most efficient use of greenfield land should be made, detailed landscape assessments should be used to inform the site allocations process and a high quality of design should be ensured to alleviate impact on the landscape. With the lower housing allocations the SA recommends additional landscape assessment work to measure the impacts with the lower number in mind. This work has since been completed and will help inform the site selection.
- 4.26 The strategy provides the potential for housing sites to be allocated in close proximity to the Conservation Target Areas, particularly around Henley and in the south eastern part of the district. To avoid any detrimental impact on these areas, biodiversity impact assessments should be used to inform the site allocations process conducted as part of the Sites Allocations DPD.

### **Didcot greenfield neighbourhood – mitigating adverse effects**

- 4.27 The Didcot greenfield neighbourhood would result in the loss of greenfield land which is grade 3b agricultural land and have an impact on the landscape. The loss of green field cannot be prevented given the scale of housing required. However, detailed landscape assessments have been used to inform the site selection process and these will also be used to inform master planning of the site in terms of landscape buffers.

### **Thame greenfield neighbourhood – mitigating adverse effects**

- 4.28 The Thame greenfield neighbourhood will result in the loss of greenfield and grade 3 agricultural land. The loss of green field and agricultural land cannot be prevented given the scale of housing required. However, a detailed landscape assessment has been used to inform the site selection process. This will also inform master

planning of the site. The loss of higher grade agricultural land cannot be directly mitigated, however, development should be built to a density that makes optimum of the land available while taking account of the character of the surrounding area.

**Wallingford Greenfield neighbourhood – mitigating adverse effects**

- 4.29 The Wallingford greenfield neighbourhood will result in the loss of greenfield land which is grade 2 agricultural land. The loss of green field and agricultural land cannot be prevented given scale of housing required. However, a detailed landscape assessment has been used to inform the site selection process. The impact or intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. This will also inform master planning of the site. The loss of higher grade agricultural land cannot be directly mitigated, however, development should be built to a density that makes optimum of the land available while taking account of the character of the surrounding area.

**The rural communities’ strategy – mitigating adverse effects**

- 4.30 Accessibility to services and facilities in the rural areas can be improved through the delivery rural transport initiatives. This is facilitated through Policy CSR3.

**Predicting and evaluating the effects of the submission policies (Tasks B3 and B4)**

- 4.31 The preferred strategies for the different topic areas set out in the preferred options Core Strategy have been converted into policies within the submission core strategy. This is a reflection of the fact that the policies have been drafted specifically to deliver the individual strategies.
- 4.32 As a result of this, the effect of the individual policies against the SA objectives are generally the same as that for the preferred strategies set out above. There is therefore, no need to detail here the effects of each policy against the SA objectives. The individual assessment of each submission policy against the SA objectives is displayed at Appendix 3.
- 4.33 Where the predicted effects of a submission policy have not already been identified through the preferred strategy, these are detailed below.

<b>CSH2 – Density – Predicted effects</b>
This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. The approach will ensure that an efficient use is made of available land. Slightly less housing may be delivered through the lower density ranges, however, this is counterbalanced by the fact that it will provide more flexibility in sensitive locations such as villages, which will contribute towards the provision of decent homes. The lower density range will allow for more flexibility in sensitive locations such as villages.

Ensuring higher densities in town centres will contribute towards improving travel choice and reducing the need to travel as more housing will be located close to town centre services and facilities. The density ranges will contribute towards the efficient use of land although the lower density range may result in more greenfield land being developed.

#### **CSEM1 – Supporting a Successful Economy – Predicted effects**

This policy has only positive effects against the SA objectives. These positive effects relate to helping improve accessibility to education through supporting the development of further education facilities at Didcot, minimising pollution and reducing the need to travel by car by supporting measures that deliver sustainable transport solutions and home working. Significant positive effects include ensuring high stable levels of employment and inward investment through Oxfordshire Local Enterprise Partnership as well as helping develop our knowledge based economy and rural and market town economies. It will also help ensure young people leave education with the skills needed for the future economy and as a result supporting long term competitiveness.

#### **CSH3 – Affordable housing – Predicted effects**

This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. Delivering affordable housing through this policy will help provide existing and future residents with the opportunity to live in a decent home. Mixing affordable housing with market housing will help with community cohesion. There is little scope to enhance these effects.

#### **CSH4 – Meeting housing needs - Predicted effects**

This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. A mix of housing types will give people a better opportunity to live in the type of house they need. The requirement for a percentage of dwellings to be built to Lifetime Homes Standard, specialist accommodation for older people and dwellings for people with special needs will also have a major positive effect on this objective. The policy will also help with community cohesion by allowing a range of people to live together. A mix of housing type could also improve efficiency in land use by potentially raising the density on sites. There is little scope to enhance these effects.

#### **CSQ1 – Renewable Energy - Predicted effects**

This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. Encouraging the delivery of renewable energy generation schemes will contribute towards reducing CO2 emissions in the district. This approach will contribute directly towards increasing the proportion of energy generated from renewable sources and encouraging the re-use of waste through energy recovery.

Wind turbines can have a detrimental impact on biodiversity and can have an impact on the landscape in visual terms if poorly sited. However, these effects can be **mitigated** through their correct siting, informed by biodiversity and landscape character assessments. This has been reflected within the supporting text of the policy.

**CSQ3 – Design - Predicted effects**

This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. Ensuring a high quality of design will ensure decent homes are delivered. The policy specifically refers to the need to reduce the likelihood and fear of crime and ensuring high levels of accessibility and ease of use by all modes of transport.

Ensuring a high quality public realm with access to open spaces and green infrastructure will contribute towards improving health and well being and community cohesion. Providing new green infrastructure and links to existing green infrastructure will contribute towards protecting and enhancing the districts open spaces and countryside. Ensuring that new development respects the character of the surrounding area will contribute towards protecting and enhancing the historic environment.

**CSQ4 – Greenfield Neighbourhoods - Predicted effects**

This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. Ensuring a high quality of design will ensure decent homes are delivered. Well designed developments with carefully thought out layouts, spaces and urban design principles should, as a result, contribute towards reducing the likelihood and fear of crime.

The policy requires that developments demonstrate a high level of accessibility and good connections to public transport and community facilities. Ensuring a high quality public realm with access to open spaces and green infrastructure and community facilities will contribute towards improving health and well being and community cohesion.

Providing new green infrastructure and links to existing green infrastructure will contribute towards protecting and enhancing the districts open spaces and countryside. The policy requires the efficient use of resources both during construction and when the development is complete.

**CSDID1 – The central area of Didcot - Predicted effects**

This policy has either positive or neutral effects against the SA objectives. There are no negative effects predicted. The regeneration of parts of the town centre and improvements to the movement network around and into the centre will contribute towards the creation of safe places and access to services and facilities. This will also contribute towards people's health and well being in general and a sense of community cohesion.

The improvement of the central area and its offer will make it more attractive. This should result in more people using it and reducing the need to travel to alternative towns. It should also serve to create a high quality environment which should attract people to live in Didcot. This will help support employment growth in the neighbouring employment sites by helping to attract suitably skilled staff and potentially facilitate inward investment.

The sites identified for regeneration are brown field sites located within the town centre. This will serve to protect from development the countryside surrounding the town. Two conservation areas exist within the town centre. Careful consideration must be given to the impacts of new development on

the areas at the detailed design stage to ensure that their design **mitigates** any impact. New development in the town centre will result in increased energy demands, the effect of which depends upon the measures taken to reduce this need. This impact is **mitigated** through Policy CSQ2.

#### **CSDID2 – Land to the east of the Orchard Centre - Predicted effects**

The predicted effects are the same as those detailed above.

#### **CSHEN1 – A Strategy for Henley - Predicted effects**

This policy either scores positively or has a neutral effect against the SA objectives. The policy provides for 400 additional houses in Henley which will help give existing and future residents the opportunity to live in a decent home. Strengthening commerce in the town centre, enhancing the town's environment and improving accessibility will help improve natural surveillance in the town centre and create a safer place for people to use. Improvements to the town centre will also help with community cohesion. Encouraging infill development and residential / employment uses above shops in the town centre will help reduce the need to travel by car to services and facilities and reduce pollution from traffic. Town centre development will help protect the district's open spaces, improve land-use efficiency and reduce pressure on natural resources as well as help boost tourism in the town. It is not known at this stage where land will be identified for the 400 houses in Henley but policy CSEN1 in the Core Strategy seeks to integrate development into the landscape character of the area where appropriate.

Strengthening commerce in the town centre, improving the stock of commercial buildings and the environment of employment areas as well as seeking employment uses above shops will help deliver stable levels of employment. It will also help offer premises for a range of employers. The support for meeting accommodation needs at Henley College and Gillots School will help with skills, training and educational achievement.

#### **CSTHA1 – A strategy for Thame - Predicted effects**

This policy either scores positively or has a neutral effect against the SA objectives. The delivery of 775 houses in Thame which will help give existing and future residents the opportunity to live in a decent home. The strengthening of commerce in the town centre, enhancing the town's environment and improving accessibility will help natural surveillance in the town centre and create a safer place for people to use. Improvements to the town centre will also help with community cohesion. Encouraging infill development and residential / employment uses above shops in the town centre will help reduce the need to travel by car to services and facilities and reduce pollution from traffic. Town centre development will help protect the district's open spaces, improve land-use efficiency and reduce pressure on natural resources as well as boost tourism in the town.

Identifying two hectares of land for employment growth, strengthening commerce in the town centre, improving the stock of commercial buildings and the environment of employment areas as well as seeking employment uses above shops will help deliver stable levels of employment. It will also help offer premises for a range of employers.

### **CSWAL1 – A Strategy for Wallingford - Predicted effects**

This policy either scores positively or has a neutral effect against the SA objectives. There are no negative effects predicted. The delivery of 555 houses in Wallingford will help existing and future residents with the opportunity to live in a decent home. Improvements to the role of the market place and delivery of housing and employment uses above shops will help to create a safer town centre which may reduce anti-social behaviour.

Improving accessibility and providing facilities and services to support the new development will help to maintain health, well-being and community cohesion for new and existing residents.

The provision of a retail-led mixed use development on the old Waitrose site, further employment growth of about 2ha and improvements to the stock and environment of existing employment areas will contribute strongly to ensuring high and stable levels of employment. This will also assist in the development of a thriving economy for Wallingford. As part of the development package for 555 houses there will be provision for a new primary school and expansion of the existing secondary school which will assist in the long term development of a skilled workforce. The attraction of visitors to the town through improvements to the market place, enhancing the towns' environment and the offer of the River Thames will positively assist developing the tourism sector.

### **Cumulative effects of the preferred strategy**

- 4.34 In addition to assessing the effects of the individual preferred strategies against the SA objectives, it is also important to assess the combined or cumulative impact of the strategy as a whole against the individual SA objectives.
- 4.35 Table 7 below provides a summary of the significant positive and negative effects predicted for the Core Strategy as a whole against the SA objectives.

**Table 7: Significant positive and negative effects of the preferred options of the Core Strategy**

Provide decent homes	Safe places	Improve accessibility	Health and well-being	Minimise pollution	Travel choice	Biodiversity	Protect open spaces	Historic environment	Climate change	Reduce flooding	Minimise waste	Land use	Stable employment	Strong economy	Skilled workforce	Buoyant tourism	Community involvement
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Overall strategy																	
P		P			P	P+N	N		P	P				P			
Movement strategy																	
		P+N		P	P												
Employment strategy – amount of employment land																	
P													P	P			
Employment strategy – distribution of employment land																	
		P			P	P+?	N					N	P	P			
Housing strategy – amount of housing																	
P							N					N	P	P			
Housing strategy – distribution of housing																	
		P	P	P+N	P	P+N	N			P		N					
Didcot greenfield neighbourhood																	
P		P		P	P		N			P		N					
Thame greenfield neighbourhood																	
P		P		P	P		N			P		N					
Wallingford greenfield neighbourhood																	
P		P		P	P		N			P		N					
Gypsies and Travellers and Travelling Showpeople																	
P		P	P		P							P					P
Retail strategy																	
	P	P	P	P	P	P	P		P			P	P	P		P	P
Infrastructure strategy																	
P	P	P	P	P	P												
Environment strategy																	
				P			P	P		P							
Quality development strategy – renewable energy as part of new development																	
				P					P		P						
Quality development strategy – Standards for the Code for Sustainable Homes																	
P			P	P		P			P		P						
Green Infrastructure Strategy																	
P	P	P	P	P	P	P	P	P	P								P
Rural communities strategy																	
P		N	P	N	N									P			

Key: P = significant positive effect  
 N = significant negative effect  
 P+N = both significant positive and negative effect  
 P=? = both significant positive and uncertain effect

**Cumulative impact of significant negative effects**

4.36 Table 7 above shows that there are several negative effects associated with the following SA objectives:

- 3: To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services
- 5: To reduce harm to environment by seeking to minimise pollution of all kinds
- 7: To conserve and enhance biodiversity

- 8: To protect and enhance the districts open spaces and countryside and in particular those areas designated for their landscape importance
- 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.

**SA Objective 3: Cumulative significant negative effects**

- 4.37 There are two significant negative effects identified against this objective. The overall movement strategy has identified that whilst there are major positive effects in relation to this objective, there is an acceptance that some rural areas will remain reliant upon the private car for their travel. Therefore, accessibility to services in some rural areas would be dependent upon access to a private car. This same effect has been identified within the strategy for the rural communities. As this is the same effect, it does not represent a cumulative impact.

**SA Objective 5: Cumulative significant negative effects**

- 4.38 There are two significant negative effects in relation to this objective. Firstly, the strategy proposes new housing to be allocated within both the main towns and the larger villages. A consequence of this will be more vehicle journeys and consequently air pollution within the main towns. Also, as the larger villages will not provide for all services and facilities, there will still be a need to travel to other settlements for occasional services. These journeys will result in vehicles emissions and air pollution between the towns and larger villages. Secondly, the strategy will enable a limited amount of development within the smaller villages in the more rural areas to help support these communities. Again, this will result in a need to travel to other settlements generating vehicle emissions.
- 4.39 The amount of new housing that will take place in the smaller villages will be limited. Furthermore, the vehicle journeys associated with this will be distributed throughout the district as opposed to being concentrated in a particular area. Therefore, the cumulative effects in relation to air pollution are not significantly greater than that already predicted.

**SA Objective 7: Cumulative significant negative effects**

- 4.40 Three significant negative effects are identified against this objective. However, two of these effects are the same. Firstly, the strategy would result in some development in settlements close to the conservation target areas, particularly in the south eastern part of the district. This creates the potential for a detrimental impact on biodiversity. This effect has been identified in relation to both the overall strategy and again the housing distribution strategy. The combination of these effects is not greater than that already predicted. Avoiding the conservation target areas and using biodiversity assessments to inform the site allocations process will mitigate this effect.

**SA Objective 8: Cumulative significant negative effects**

- 4.41 Seven significant negative effects are identified against this objective concerning the development of green field land. However, the majority

of these relate to the different spatial scales of the Core Strategy i.e. the overall strategy, distribution of housing, and the strategic housing allocations for the main towns. Therefore, the cumulative effect is the combination of land needed for both housing and employment needs.

- 4.42 Greenfield land will be used for housing allocations at the four main towns and the larger villages. The largest amount of greenfield land will be required for the towns at Didcot, Thame and Wallingford. Smaller greenfield sites will be required at Henley and the larger villages. In addition to this, employment land will also be allocated at Thame and Wallingford and a small amount (4.2ha) will be allocated at some of the larger villages.
- 4.43 Taking account of cumulative effect, the proportion of greenfield land required for housing is significantly greater than that required for employment land. Therefore, the combined effect is not that much greater than that for the housing requirements alone.
- 4.44 There is the secondary effect to consider of the impact this development will have on the landscape, particularly those designated for their importance such as the Areas of Outstanding Natural Beauty. Land will be required for housing in Goring, Nettlebed and Woodcote which are all located within the AONB. Land will also be required at Henley and Sonning Common which is bordered by the AONB. As indicated at Para 4.19, to mitigate this effect detailed landscape assessments will be required to inform the site allocation process.

### **SA Objective 13: Cumulative significant negative effects**

- 4.45 Five significant negative effects are identified against this objective relating to the loss of agricultural land. As for Objective 8, the majority of these relate to different spatial scales of the core strategy. The main cumulative effect is the loss of agricultural land through both housing and employment allocations. As indicated above, the proportion of land required for housing is significantly greater than that required for employment land. Therefore, the combined effect is not that much greater than that for the housing requirements alone.

### **Cumulative impact of 'non-significant' effects**

- 4.46 In addition to assessing the cumulative impact of the 'significant' effects of the preferred strategies against the SA objectives it is also necessary to assess the cumulative impact of the 'non-significant' effects. For example, there may be several non-significant effects identified that when combined create a significant effect against a particular SA Objective.
- 4.47 Table 8 below provides a summary of the non significant effects predicted for the Core Strategy as a whole against the SA objectives. From this, the occurrences of more than one non significant effect against a particular SA objective can be clearly identified.

**Table 8: Non-significant positive and negative effects of the Core Strategy**

Provide decent homes	Safe places	Improve accessibility	Health and well-being	Minimise pollution	Travel choice	Biodiversity	Protect open spaces	Historic environment	Climate change	Reduce flooding	Minimise waste	Land use	Stable employment	Strong economy	Skilled workforce	Buoyant tourism	Community involvement
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Overall strategy																	
	p																
Movement strategy																	
			p+n												p	p	
Employment strategy – amount of employment land																	
			p	p	p										p		
Employment strategy – distribution of employment land																	
p	p														p		
Housing strategy – amount of housing																	
			p														p
Housing strategy – distribution of housing																	
p						n											
Didcot greenfield neighbourhood																	
						n											
Thame greenfield neighbourhood																	
						n											
Wallingford greenfield neighbourhood																	
Gypsy's and Travellers and Travelling Showpeople																	
	p			p													
Retail strategy																	
Infrastructure strategy																	
Environment strategy																	
n														n		p	
Quality development strategy																	
											p						
Green Infrastructure and biodiversity Strategy																	
Rural communities strategy																	
p	p					n	n					n					p

Key: P = significant positive effect  
 N = significant negative effect  
 P+N = both significant positive and negative effect

**SA Objective 7 – cumulative non significant negative effects**

- 4.48 Against this objective there are three ‘non-significant’ negative effects. This relates firstly to the loss of greenfield land through the Didcot and Thame Greenfield Neighbourhoods and a potential impact on biodiversity and secondly the new development taking place within smaller and other villages through the Rural Communities strategy which may also impact upon biodiversity.
- 4.49 Whilst there may be limited impact, there are no protected areas or records of protected species on the Didcot site and the proposed development would not raise any significant issue. The Thame site is

of low biodiversity interest although further survey work is required for the two ponds on the site. Whilst new housing in smaller and other villages has the potential to be within close proximity to the Conservation Target Areas, infill development should only take place within the existing settlements as opposed to green field land on the edge of settlements. Therefore, the combination of these effects does not create a significant issue.

### **Cumulative impact of positive effects**

- 4.50 In addition to considering the cumulative negative effects it is also important to consider the overall cumulative 'positive' effects of the plan. These are set out in Appendix 4. For each of the SA objectives, the current situation or baseline information is shown alongside the positive impacts on this situation of the Core Strategy. Furthermore, the impact of other plans and policies upon these effects is considered. The analysis indicates that the positive effects identified will not be adversely affected by other plans or policies (principally, national guidance, neighbouring authority LDF's). In contrast, these plans and policies generally support the positive effects.

### **Cumulative effects of the Core Strategy policies**

- 4.51 A summary of the significant effects of the Core Strategy policies is shown in Table 9 below. There are no significant negative effects identified and thus, no cumulative effects to consider.

**Table 9. Significant effects of the of the Core Strategy Policies**

Provide decent homes	Safe places	Improve accessibility	Health and well-being	Minimise pollution	Travel choice	Biodiversity	Protect open spaces	Historic environment	Climate change	Reduce flooding	Minimise waste	Land use	Stable employment	Strong economy	Skilled workforce	Buoyant tourism	Community involvement
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CSH2 - Density																	
P					P			P				P					
CSEM1 – Supporting a Successful Economy																	
													P	P	P		
CSH3 – Affordable Housing																	
P			P														
CSH4 – Meeting Housing Needs																	
P			P									P					
CSQ1 – Renewable Energy																	
				P					P		P						
CSQ3 – Design																	
P	P	P	P		P		P	P									
CSQ4 – Green Field Neighbourhoods																	
P	P	P	P		P		P				P						
CSDID1 – The central area of Didcot																	
P	P	P	P		P		P				P						
CSDID2 – Land to the east of the Orchard Centre																	
P	P	P			P		P					P	P	P	P		
CSHEN1 – Strategy for Henley																	
P	P	P			P		P					P	P	P	P	P	
CSTHA1 – A Strategy for Thame																	
P	P	P			P		P					P	P	P	P	P	
CSWAL1 Strategy for Wallingford																	
P	P	P			P		P					P	P	P	P	P	

**STAGES C & D**

## 5.0 Consulting on the Sustainability Appraisal Report (Tasks C1, D1 and D2)

- 5.1 A sustainability appraisal report was prepared to accompany the Core Strategy Preferred Options. This built upon the Sustainability appraisal for the Core Strategy Issues and Options. The sustainability appraisal predicted and assessed the social, economic and environmental effects of the preferred options and allowed for a comparison of these against the alternatives considered. In accordance with the SA guidance, we consulted on this sustainability appraisal report as part of our Core Strategy Preferred Options consultation.
- 5.2 The preferred options sustainability appraisal report has been updated in conjunction with the preparation of our Core Strategy Submission document. This updated appraisal has taken into account amendments and additions to the preferred options and provides a full appraisal of the core strategy policies.

### **Appraising significant changes (Task D2 i)**

- 5.3 Following our Core Strategy Exploratory Meeting in May 2011, our Inspector concluded that the reliance on unallocated sites in years 11 to 15 would not be consistent with national guidance. He invited us to address his concerns and review the sustainability appraisal.
- 5.4 The allowance we made for unallocated sites (totalling 814 homes) was removed, and the 814 homes were re-allocated to the towns and larger villages on the basis of a 60:40 split following the distribution strategy of a strong network of settlements. This resulted in changes to the allocations to the towns of Wallingford and Thame.
- 5.5 For Wallingford, further testing was carried out comparing the strategic site options A, B, C, D and E at a higher level of 555 rather than 400 dwellings. An additional test was carried out to explore the effect of different levels of housing allocations for Wallingford (at 400, 555 and 750 dwellings)
- 5.6 Similarly, additional options were looked at for Thame to increase the allocation to 775 dwellings. The options tested were to allocate the whole 775 on one site, or to allocate 600 or 530 dwellings on a greenfield neighbourhood and identify site(s) for a further 175 or 245 homes respectively through the Site Allocations DPD (possibly on previously developed land). As other sites considered earlier had previously been discounted, only Sites D and F were tested again.
- 5.7 The results of the testing of these options against the SA objectives are contained at Tables 17, 18, 21 and 22 in Appendix 2 of this document. The influence this round of SA testing has had in the choice of our preferred options is set out in Table 6 in section 4 of this document.
- 5.8 For Henley, no further options were tested as the allocation to Henley remained capped at 400. The re-allocation of the allowance for unallocated sites to the Larger Villages resulted in this number to allocate rising from 740 to 1,154. No further options were tested for this as a higher allocation to the larger villages (1,200) had already been appraised as part of the preferred options sustainability appraisal and the effects were therefore already identified.

### **Appraising significant changes resulting from representations (Task D2 ii)**

#### **Changes as a result of the July 2011 Examination In Public hearing sessions**

- 5.9 Following the core strategy Examination in Public July 2011 hearings the Council proposed a number of changes. The relevant changes tested in this SA are:
- Policy CSEM1 Supporting a successful economy - Insert additional clause in Policy CSEM1 (vi) Supporting the prosperity of the area's tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location.

- Policy CSEM4 Supporting economic development - Bullet (i) change 'economic growth' to 'employment'
- Policy CSH2 Density – Replace wording with 'On sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required'
- Para 13.8 Rural Communities - Delete second sentence 'We will update this each year through our annual monitoring report'

### **Changes as a result of the November 2011 Examination In Public hearing sessions**

5.10 Following the core strategy Examination in Public November 2011 hearings, our Inspector issued draft conclusions for testing through the SA. These changes are as follows:

#### **Topic area 1: The South East Plan / Central Oxfordshire**

- 5.11 (1.1) At paragraph 7.4, delete the first sentence (referring to the abolition of the South East Plan) in the submission and post-submission versions of the core strategy.
- 5.12 (1.2) Delete footnote 54 to the post submission changes.
- 5.13 (1.3) See 2.3 below.

#### **Topic area 2: The distribution of housing development, including SOSDA.**

- 5.14 (2.1) Below para 7.6 Insert the following text:- 'The South East Plan proposes a 'South of Oxford Strategic Development Area' of 4,000 dwellings within this District, adjoining the City boundary. This proposal was subject to a legal challenge acceded to by the Treasury Solicitor on the grounds that insufficient sustainability appraisal had been undertaken of possible alternative locations for meeting the wider housing needs of the City. In the absence of a completed consent order, the precise outcome of the challenge has remained unresolved, in particular whether or not the 4,000 dwellings would be deducted from the Central Oxfordshire sub-regional total.
- 5.15 Any provision of a Strategic Development Area on the scale identified in the South East Plan would require joint work and sustainability appraisal of reasonable alternative options involving a number of Districts bordering the City. The current adopted Oxford Core Strategy makes no reference to any wider growth needs beyond the City boundaries. However, if it became necessary to address this matter on an inter-authority basis the established County/District mechanisms provide a means of pursuing the 'duty to cooperate'.
- 5.16 (2.2) Redraft paragraphs 7.8 and 7.9 to read 'Outside the main focus of planned growth at Didcot, about 60% [1730] of the balance of the total of new housing allocations to be provided through this strategy is directed to the market towns of Henley, Thame and Wallingford. A high proportion of South Oxfordshire residents (about 60%) currently live in rural areas, so the urban focus of the strategy, directing new allocations primarily towards Didcot and the other 3 towns will significantly

rebalance the present urban/rural mix in South Oxfordshire, especially taken in context with the substantial number of existing commitments at Didcot [3780]. However, about 40% of the balance of new allocations to be made outside Didcot [1154 homes], or about 28% of new allocations including those at Didcot [1154/4060] is directed towards the 12 larger villages because it is an important aim of this strategy to provide growth to support the maintenance of services and facilities at this identified network of key rural centres.

5.17 The starting point for the strategy was to distribute the homes allocated to Henley, Thame and Wallingford generally in proportion to their relative sizes (40%/35%/25%). However, a cap of 400 has been imposed at Henley because of the lack of certain identifiable capacity for physical growth due to constraints posed by the Thames flood plain and the Chilterns Area of Outstanding Natural Beauty. This results in the diversion of a total of just under 350 or so homes proportionately to Thame and Wallingford. The distribution of the growth allocated to the larger villages will be decided through the Site Allocations DPD on the basis of the principles set out in para 7.18.'

5.18 (2.3) Place an asterisk next to the figure of 1,154 in Table 7.3 referring to a footnote to read 'These allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire area. This will secure general conformity with the South East Plan. The larger villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and Wheatley. Part of this Central Oxfordshire provision may also be met by an appropriate allocation at Bayswater Farm.'

5.19 (2.4) Delete final sentence of paragraph 7.16.

### **Topic area 3: Green Belt Review**

5.20 (3.1) Paras 7.19 to 7.20 Redraft to exclude reference to review of the Green Belt at Wheatley

(3.2) Policy CSEN2 Redraft the second sentence as follows: 'A local review of the Green Belt will take place at Berinsfield'

5.21 (3.3) Redraft to read: 'Section 7 of this strategy explains the exceptional circumstances warranting a local review of the Green Belt at Berinsfield to be undertaken in the Site Allocations DPD. Apart from this we will maintain the Green Belt and apply national policy guidance as set out in PPG2'

### **Topic area 4: Henley**

5.22 (4.1) Policy CSHEN1 Reword first bullet point to read 'identify land for a minimum of 400 new homes'

5.23 (4.2) Para 10.9 Reword the final two sentences as follows:- 'It is difficult to identify suitable sites for housing around Henley because of the strong constraints of the Thames floodplain and the town's position, flanked by the Chilterns Area of Outstanding Natural Beauty. Our strategy therefore caps the level of growth that the town would otherwise take on a proportional basis, requiring the Site Allocations

DPD to identify land for a minimum of 400 homes. A study in September 2011 indicated a reasonable prospect that this is achievable, although the margin of contingency may be limited. However, in view of the level of need in Henley, the Site Allocations DPD will explore the possibility of easing the capped growth of the town by an appropriate amount if it should prove to be possible to identify suitable land free of constraints in the circumstances then pertaining.'

#### **Topic area 5: Thame**

- 5.24 (5.1) Policy CSTHA2 to read that the Neighbourhood Plan for Thame will allocate land for 775 new homes on land selected through that process as the most appropriate and sustainable.
- 5.25 (5.2) Reword paragraph 11.14 as follows 'Provision of additional housing will help to support the town centre's attraction in relation to nearby centres and maintain Thame's services and facilities. The overall strategy is to provide 775 additional houses to 2027 on sites selected by a neighbourhood plan'.
- 5.26 Reword paragraph 11.15 as follows 'The selected sites will need to have a form and character which meet identified needs and be planned comprehensively in accordance with agreed design briefs reflecting policies CSQ1-4 and other relevant policies in the Local Development Framework. The developments should avoid building on areas of land within flood zones 2 and 3, provide safe pedestrian and cycle links to the town centre, and make provision (or provide contributions towards) such necessary supporting infrastructure as is set out in the infrastructure delivery plan.'
- 5.27 Amend Map 11.1 and Map at p165 of the core strategy accordingly.

#### **Topic area 6: Wallingford**

- 5.28 (6.1) The inspector's changes to Policy CSWAL2 are as follows: 'Permission will be granted for a new greenfield neighbourhood of 555 homes to the south of Wallingford...'
- 5.29 Some of the criteria to the policy be changed as follows:
- 5.30 (6.2) '(iii) vehicular access is provided from a new arm of the White Cross roundabout and (for a limited number of dwellings) via 2 Winterbrook, with a through-route between White Cross and 2 Winterbrook provided only for buses, emergency vehicles, cyclists and pedestrians.
- 5.31 (vii) sensitive treatment is given to enhancing the landscape and ecological interest of the boundaries of the site and the Bradford's Brook corridor
- 5.32 (viii) a pedestrian and cycle link is provided to the residential area to the north and improved pedestrian / cycle links to Cholsey)'
- 5.33 and a further criterion to be added as follows: '7 hectares of public open space are to be provided'
- (6.3) Para 12.12 Change the third sentence to read:- '...to the south of

Wallingford...’ and the fourth to read :- ‘This site has been selected as the best able to integrate with the fabric of the town and afford good pedestrian and cycling links to major local destinations, especially the town centre, and Cholsey Station. It will also provide for improvements to the education and public transport infrastructure of Wallingford and a major area of open space.’

- 5.34 (6.4) Map 12.1 and at p164 of the CS ‘The above change would necessitate change to the former and deletion of the latter’.

### **Changes proposed by the council at the November 2011 Examination In Public hearing sessions**

- 5.35 The Council also offered a number of draft changes at the November 2011 EiP hearings. These were as follows:

**(i) Paragraph 7.31 add new text as follows shown in italics:**

- 5.36 The council’s Housing Needs Assessment showed that 75 per cent of the housing need is for social rented and 25 per cent for intermediate housing. *PPS3 also includes the category of affordable rented housing. Our affordable housing viability study shows that there are circumstances where the 40% affordable housing target could be achieved if the 75% social rent to 25% shared ownership tenure split is retained. This could be achieved on sites with low existing use values. In such circumstances we will seek a 75% social rented to 25% shared ownership tenure split, unless viability or other factors show a robust justification for a different mix or rent model. For sites with medium or high existing use values where viability issues can be demonstrated in achieving a 75% social rented to 25% shared ownership tenure split, we will accept a tenure split of 75% affordable rented and 25% shared ownership, unless viability or other factors show a robust justification for a different mix.*

**(ii) Change Paragraphs 7.38 and 7.39:**

- 5.37 Amend title above para. 7.38 as follows (new text in italics) :

~~Extra care housing~~ *Specialist accommodation for older people*

- 5.38 Delete paragraph 7.38 and replace as follows (new text in italics):

- 5.39 *There are a range of models that can play a part in providing specialist accommodation for the elderly. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. The council’s preference is for Extra Care housing or schemes which include an element of Extra Care provision within them, in accordance with the county council’s Extra Care housing strategy\* (\*Include footnote reference to OCC Extra Care Housing Strategy Jan 2008).*

- 5.40 Amend paragraph 7.39 as follows (new text in italics):

- 5.41 ~~Extra Care housing should ideally consist of schemes of about 60 units~~  
*Where appropriate, specialist accommodation for the elderly should be*

*provided on a mixed-tenure basis, and such accommodation should be located on sites in or adjacent to the towns or within the larger villages, although other forms of Extra Care provision (hub and spoke) may be appropriate too. The affordable housing component of any scheme Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component would this can count towards the overall 40 per cent affordable housing requirement if part of a wider development on new developments.*

**(iii) Policy CSH4:**

- 5.42 Delete third and fourth bullet point of the policy as follows:
- ~~Specialist accommodation for older people will be permitted in locations where housing would normally be allowed.~~
  - ~~Extra Care housing should be provided in the new greenfield neighbourhoods identified in this strategy and other suitable locations~~
- 5.43 Insert new final bullet point in the policy as follows (new text italics):
- *Specialist accommodation for older people should be provided in the new greenfield neighbourhoods identified in this strategy and will be permitted at other suitable locations.*
- 5.44 The results of the testing of the inspector and Council changes to our preferred strategy are contained in Appendix 2a and are summarised in the tables below.

**Significant effects of the proposed draft changes**

**Policy CSEM1 Supporting a successful economy – significant effects**

The new clause in policy CSEM1 ((vi) Supporting the prosperity of the area’s tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location) made one change to the original SA test. The policy now has a significant positive score for encouraging the development of a buoyant, sustainable tourism sector (Objective 17).

**Deleting the second sentence in para 13.8 of the Rural Communities chapter ‘We will update this each year through our annual monitoring report’ – significant effects**

Deleting the second sentence in para 13.8 of the Rural Communities chapter scored a significant major positive score for supporting community involvement (Objective 18) as future reviews would be carried out through a review of the core strategy.

**Topic area 1: The South East Plan / Central Oxfordshire - – significant effects**

No significant effects were identified as a result of the Inspector’s draft conclusions. For draft change (1.3), please refer to draft change 2.3 below.

**Topic area 2: The distribution of housing development, including SOSDA – significant effects**

(2.1) The South of Oxford Strategic Development Area (SOSDA).  
The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities.

As the scope for providing additional homes to support employment growth is not ruled out the approach has a positive effect against the objectives to help provide existing and future residents with the opportunity to live in a decent home and ensuring high and stable levels of employment and facilities and inward investment within the district.

The approach also has a positive effect towards the objective of protecting and enhancing the districts open spaces and countryside. However, as the scope for providing additional homes to support employment growth is not ruled out and the precise effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City. If located within South Oxfordshire, such a proposal is more than likely to result in the development of greenfield land which would result in a negative effect towards this objective.

(2.2) Redraft paragraphs 7.8 and 7.9.

The distribution strategy itself, i.e. on the basis of a strong network or settlements with allocations to the Towns (outside of Didcot) and Larger Villages on a 60:40 split, is not altered through the wording change. The effect of the draft changes are therefore the same as the original strategy. There are positive effects against the objectives to provide new homes, improve accessibility to services and facilities / reducing the need to travel, securing sustainable building practices, reducing the risk of flooding and enhancing the rural economy (1, 3, 6, 10, 11, and 15).

There are positive effects against the objectives to minimise pollution of all kinds (5) and conserving and enhancing biodiversity (7). However, there are also negative effects in relation to these objectives. For objective (5) the larger villages will not be able to provide for all needs and there will still be a need to travel to other higher order settlements. For objective (7) the strategy would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley, Sonning Common, Woodcote, Goring and Nettlebed). This creates the potential for a detrimental impact on biodiversity, depending upon which sites are allocated. Suggested measures to mitigate these effects are set out in the section below.

(2.3) Place an asterisk next to the figure of 1,154 in Table 7.3 referring to a footnote (the wording of the footnote is contained at paragraph 5.17).  
The draft text to ensure that of the 1,154 new homes to allocate to the Larger Villages 500 are within Central Oxfordshire does not, in itself, raise any issues against the SA objectives over an above those identified as part of the original appraisal of the housing distribution strategy.

There are positive effects against the objectives to provide new homes, improve accessibility to services and facilities / reducing the need to travel, securing sustainable building practices, reducing the risk of flooding and enhancing the rural economy (1, 3, 6, 10, 11, and 15).

There are positive effects against the objectives to minimise pollution of all kinds (5) and conserving and enhancing biodiversity (7). However, there are also negative effects in relation to these objectives. For objective (5) the larger villages will not be able to provide for all needs and there will still be a need to travel to other higher order settlements. For objective (7) the strategy would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley, Sonning Common, Woodcote, Goring and Nettlebed). This creates the potential for a detrimental impact on biodiversity, depending upon which sites are allocated.

(2.4) Delete final sentence of paragraph 7.16.

The change would have a positive effect towards the objective to provide new housing (1) as additional houses could be built if more than 1 strategic site came forward. However, there are also negative effects against the objectives to protect and enhance the district's open space and countryside (8) and reducing development pressure on the countryside (13). This is because this change could result in a greater loss of open space, countryside and agricultural land.

### **Topic area 3: Green Belt Review – significant effects**

Although the change to the strategy would still provide housing for the majority of the district (Objective 1), not allowing a green belt review at Wheatley could make allocating housing in the north-western corner of the district difficult. Wheatley is the only Larger Village in this part of South Oxfordshire.

Not allocating land for new homes at Wheatley could also lessen or stagnate population growth in the village. This could impact on the viability of and access to services and facilities (Objective 3). This in turn would mean increased car journeys (Objective 6).

The London Road Industrial Estate lies to the east of Wheatley and is washed over by green belt. Not allowing a green belt review of this area at Wheatley could mean that employment premises are not improved. Their attractiveness to businesses could decline and the amount and quality of employment could decline. (Objective 15).

### **Topic area 4: Henley – significant effects**

Growth at Henley is capped at 400 houses (due to constraints) and sites will be allocated through the Site Allocations DPD process. If the capping can be eased through the site allocations process this would enhance the major positive effect on SA objective 1.

It is difficult however to appraise the full impact of the change to Henley as the policy now refers to a 'minimum of 400 new homes'. Without knowing the full

extent of the allocation it is hard to measure the effects on pollution levels for instance and the effect this could have on the historic environment and tourism. The Council's Evaluation of Transport Impacts (ETI) acknowledges that there will be increased traffic in town centres. This is of particular relevance to Henley as it has an Air Quality Management Area (AQMA) and will need to be considered through the allocation process for the town.

As Henley is constrained by the AONB impact on landscape character will need to be considered through the site allocations process particularly when looking for sites to ease the 400 house capping (objective 8).

#### **Topic area 5: Thame – significant effects**

Deferring the site allocation at Thame to the forthcoming Thame Neighbourhood Plan adds a negative aspect against SA Objective 1. This option will contribute towards the objective of providing new homes, including affordable homes. However, taking account of the time needed to prepare a neighbourhood plan, the housing would be delivered later than if a site was allocated within the core strategy to accommodate the majority of the 775 homes. As such, this option scores less positively against this objective than options which make an allocation in the core strategy.

There is also a negative effect that there is less guarantee that the houses will be delivered within the plan period as the plan making process is not within the control of the Local Planning Authority. The housing allocation for Thame is substantial and building work will need to commence fairly early in the plan period to ensure that the complete allocation can be built. This negative effect could be mitigated by including in the Core Strategy a contingency or reserve site allocation which would come forward if the Neighbourhood Plan including site allocations for 775 new homes was not adopted by a certain date within the core strategy plan period.

Deferring the site allocation at Thame to the forthcoming Thame Neighbourhood Plan also introduces a greater element of uncertainty against a number of the SA objectives. For example the precise effect towards the objectives to improve accessibility to services and facilities and reduce the need to travel (3, 5 and 6) is unknown as it will depend upon the actual site(s) chosen within the neighbourhood plan. Consequently, the options scores less positively towards these objectives than options which make an allocation in the core strategy.

Similarly, there is the potential to accommodate the required 775 homes on sites which lie outside of flood zones 2 and 3 and on lower grade agricultural land. However, the precise effect towards these objectives will depend upon the location of the site(s) chosen within the neighbourhood plan and their proximity to the areas of flood zone within Thame.

#### **Topic area 6: Wallingford – significant effects**

The change will still provide new housing including affordable housing

(Objective 1). This could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

Objective 3 in the SA seeks to improve access to health, education and community facilities. Bradford's Brook at Site E is currently a barrier to movement. The new link north improves the score under this objective, bringing it in line with sites A and B which both received a major positive. A link across the brook would improve access to the employment area and sports park at Hithercroft and would improve community cohesion. The location of the link however could impact on its effectiveness. The existing St. John's Primary School is likely to be replaced by a new school on Site E. Access to the new school could be improved by the link north required through new criterion (viii) as shown above. However as there are two estates to the north of the brook with no permeability between them (Barley Close and Brookmead Drive/ Hurst Close), if only one link is provided this will still leave one estate without convenient access to the new primary school to be built on Site E. At the time of the Inspector's changes the exact location of the link was not known, it is not possible therefore to fully assess the impact of this change.

Objective 5 in the SA seeks to reduce harm to the environment by seeking to minimise pollution of all kinds. A link north at site E as required under new criterion (viii) could improve pedestrian and cycle links and therefore reduce the need for car travel. As stated above under objective 3 however, the location of the link could have an impact its effectiveness. At the time of the Inspector's changes the exact location of the link was not known, it is not possible therefore to fully assess the impact of this change.

Objective 6 in the SA seeks to improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys. Sites A, B and E scored positively against this objective. As stated above under objective 3 however, the location of the link could have an impact its effectiveness. At the time of the Inspector's changes the exact location of the link was not known, it is not possible therefore to fully assess the impact of this change.

Objective 8 in the SA seeks to protect and enhance open spaces and the countryside and areas designated for their landscape importance. Any site developed would need to include the provision of public open space. All options scored negatively against this objective. Whilst the direct loss of countryside cannot be mitigated the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. The draft criteria (vii) requiring sensitive treatment to the boundaries of the site and the Bradford's Brook corridor could go some way to reducing the impact but cannot overcome the loss of the highly distinctive landscape.

Objective 11 in the SA seeks to reduce the risk of flooding and its impacts. All options have scored positively. There is a small area of flood zone within Bradford's Brook. This will need to be considered when establishing a link across the brook.

Objective 13 of the SA seeks to improve efficiency in land use and reduce

development pressure on the countryside and natural resources / material assets, such as landscape, minerals biodiversity and soil quality. All sites score negatively as their development would result in the loss of agricultural land of similar grade – all include some grade 2 land.

#### **Council Change: Para 7.31 – significant effects**

The change to the policy will help provide existing and future residents the opportunity to live in a decent home and provide a range of models of affordable housing (objective 1).

5.45 Other Council changes did not result in any further significant effects.

#### **Changes as a result of the May and June 2012 Examination In Public hearing sessions**

5.46 There were two further EiP hearings held in May and June 2012. The May 2012 hearings considered responses to the proposed changes to the core strategy following previous hearings. The June hearing considered the core strategy's conformity with the National Planning Policy Framework (also known as the framework). As a result of these sessions two new policies were proposed to be added to the core strategy as well as some changes to existing policies. The tables that test these changes can be found in Appendix 2b of this document. These changes were as follows (where changes have been made to an original policy at this stage, these are shown underlined – previous changes are shown in bold or are struck-through not underlined)

5.47 Add new policy '**CS1 Presumption in Favour of Sustainable Development**' and new para 1.19

#### **Policy CS1 – Presumption in Favour of Sustainable Development**

Planning applications which accord with the policies in the Development Plan (including, where relevant Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Planning permission will also be granted where relevant policies in the Development Plan are out of date or silent unless:

- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- specific policies in the Framework or other material considerations indicate that development should be restricted.

New Paragraph 1.19

When considering development proposals which accord with the policies in the Development Plan, the National Planning Policy Framework is also a material consideration. The Council will take a positive approach to the consideration of development proposals, following the presumption in favour of sustainable development. We will work proactively with applicants and other stakeholders to seek solutions which mean that proposals can be approved where possible, and to secure development which achieves sustainable improvements in the economic, social and environmental conditions in South Oxfordshire.

- 5.48 Change to policy **CSH2 Density** – Still require a minimum density of 25dph but caveat 'unless this would have an adverse effect on the character of the area'

- 5.49 Change to policy **CST1 Town centre and Shopping** –

Amend penultimate paragraph of policy CST1 as follows:

Proposals for out of centre development will not be permitted

As a starting point, the Council looks for proposals for main town centre uses to be sited within defined town centres.

Applications for such uses on unallocated sites outside town centres will be required to be in accessible locations well connected to the town centre. Such proposals will be subject to the sequential test and, for proposals over 2,500sq.m, an impact assessment. Proposals which fail to satisfy these tests will not be permitted.

- 5.50 Change to policy **CSR1 Housing in Villages**

Reword text under matrix of policy CSR1 to read:

All development should respect national designations such as Green Belt and **should conserve and enhance the natural beauty of the Areas of Outstanding Natural Beauty** ~~while also supporting.~~ **Suitably designed and located development at an appropriate scale** ~~that necessary to~~ **facilitates the economic and social well-being of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty** will be supported including. This includes the provision of adequate housing to meet identified local needs. **Local** ~~the character of the area and local distinctiveness and should meet~~ **will be protected and** the requirements of relevant development plan policies **will be met.**

- 5.51 Add new policy '**CSEN3 Historic Environment**'

Policy CSEN3 Historic Environment

The district's designated historic heritage assets, both above and below ground such as:

- nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments;
- conservation areas; and
- their settings.

will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

- This will be carried out through:
- conservation area appraisals/reviews;
- management plans;
- designating new conservation areas where appropriate;
- the determination of planning, listed building consent and other relevant applications.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

#### 5.52 Change to policy **CSQ3 Design**

responds positively to and respects the character of the site and its surroundings, particularly the historic significance and heritage values of the historic environment, whilst enhancing local distinctiveness and ensuring that new development is of a scale, ~~and~~ type **and density** appropriate to the site and its setting.

#### 5.53 Change to policy **CSC1 Delivery and Contingency**

Change the second section of Policy CSC1 as follows:

~~For the strategic housing sites, if~~ the Annual Monitoring Report shows that allocated development sites and/or neighbourhood plans are ~~is~~ not coming forward in a timely manner, we will consider:

(i) ~~seeking consider~~ alternative sources of funding if lack of infrastructure is delaying development

(ii) bringing forward sites ~~phased~~ **anticipated** to come on stream later in the plan process

(iii) ~~allocate~~ identifying alternative **deliverable** site(s) through a development plan document or other mechanism in general

accordance with the distribution strategy of this plan as set out in Tables 7.1, 7.2 and 7.3.

**Cumulative effects of the preferred strategy including inspector's changes**

- 5.54 Table 10 below provides a summary of the significant positive and negative effects predicted for the Core Strategy plus the effects of the changes made by the inspector and Council following the July and November 2011 EiP hearings. The only change to the cumulative effects shown in table 7 in section 4 of this report (for the core strategy without the changes) was the major positive for objective 18 under the rural strategy.

**Table 10: Significant positive and negative effects of the Inspector's recommended changes**

Provide decent homes	Safe places	Improve accessibility	Health and well-being	Minimise pollution	Travel choice	Biodiversity	Protect open spaces	Historic environment	Climate change	Reduce flooding	Minimise waste	Land use	Stable employment	Strong economy	Skilled workforce	Buoyant tourism	Community involvement
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
<b>Overall strategy (including draft changes 3.1, 3.2 and 3.3)</b>																	
P		P			P	P+N	N		P	P				P			
<b>Movement strategy</b>																	
		P+N		P	P												
<b>Employment strategy – amount of employment land</b>																	
P													P	P			
<b>Employment strategy – distribution of employment land</b>																	
		P			P	P+?	N					N	P	P			
<b>Housing strategy – amount of housing</b>																	
P							N					N	P	P			
<b>Housing strategy – distribution of housing (including draft changes 2.2 and 2.3)</b>																	
P		P	P	P+N	P	P+N	N		P	P		N		P			
<b>SOSDA draft change 2.1</b>																	
P							P+N						P				
<b>Change to Para final sentence of Para 7.16 (2.4)</b>																	
P							N					N					
<b>Change to Para 7.31</b>																	
P																	
<b>Didcot greenfield neighbourhood</b>																	
P		P		P	P		N			P		N					
<b>Thame 775 new homes on sites to be selected by Neighbourhood Plan (draft changes 5.1 and 5.2)</b>																	
P+N		P?		P?	P?		N?			P?		N?					
<b>Wallingford greenfield neighbourhood (allocation to south of Wallingford)</b>																	
P		P		P	P		N			P		N					
<b>Gypsies and Travellers and Travelling Showpeople</b>																	
P		P	P		P								P				P
<b>Retail strategy</b>																	
	P	P	P	P	P	P	P		P				P	P	P		P
<b>Infrastructure strategy</b>																	
P	P	P	P	P	P												
<b>Environment strategy</b>																	
				P			P	P		P							
<b>Quality development strategy – renewable energy as part of new development</b>																	
				P					P		P						
<b>Quality development strategy – Standards for the Code for Sustainable Homes</b>																	
P			P	P		P			P		P						
<b>Green Infrastructure Strategy</b>																	
P	P	P	P	P	P	P	P	P	P								P
<b>Rural communities strategy</b>																	
P		N	P	N	N									P			P

Key: P = significant positive effect  
N = significant negative effect  
P+N = both significant positive and negative effect

5.55 Table 11 below provides a summary of the non-significant positive and negative effects predicted for the Core Strategy plus the effects of the changes made by the inspector (there were none for the Council changes) following the November EiP hearings. There were no major

changes to the cumulative effects shown in table 8 in section 4 of this report (for the core strategy without the changes).

**Table 11: Non-significant positive and negative effects of the Core Strategy**

Provide decent homes	Safe places	Improve accessibility	Health and well-being	Minimise pollution	Travel choice	Biodiversity	Protect open spaces	Historic environment	Climate change	Reduce flooding	Minimise waste	Land use	Stable employment	Strong economy	Skilled workforce	Buoyant tourism	Community involvement
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
<b>Overall strategy (including draft changes 3.1, 3.2 and 3.3)</b>																	
	p																
<b>Movement strategy</b>																	
			p+n												p	p	
<b>Employment strategy – amount of employment land</b>																	
			p	p	p										p		
<b>Employment strategy – distribution of employment land</b>																	
p	p														p		
<b>Housing strategy – amount of housing</b>																	
			p														p
<b>Housing strategy – distribution of housing (including draft changes 2.2 and 2.3)</b>																	
p	p				n												
<b>SOSDA draft change 2.1</b>																	
<b>Change to Para final sentence of Para 7.16 (2.4)</b>																	
<b>Didcot greenfield neighbourhood</b>																	
						n											
<b>Thame 775 new homes on sites to be selected by Neighbourhood Plan (draft changes 5.1 and 5.2)</b>																	
			n														
<b>Wallingford greenfield neighbourhood</b>																	
<b>Gypsy's and Travellers and Travelling Showpeople</b>																	
	p			p													
<b>Retail strategy</b>																	
<b>Infrastructure strategy</b>																	
<b>Environment strategy</b>																	
n														n		p	
<b>Quality development strategy</b>																	
											p						
<b>Green Infrastructure and biodiversity Strategy</b>																	
<b>Rural communities strategy</b>																	
p	p					n	n					n				p	

Key: P = significant positive effect  
 N = significant negative effect  
 P+N = both significant positive and negative effect

5.56 Table 12 below provides a summary of the significant positive and negative effects predicted for the Core Strategy Policies plus the effects of the changes made by the inspector and Council following the July and November 2011 EiP hearings and the May and June 2012 EiP hearings. The changes to the effects shown in table 9 above (for the

core strategy policies without the changes) was the major positive for objective 17 for policy CSEM1, the major positive for objective 9 for new policy CSEN3 and the major positive for objective 1 for policy CSC1.

**Table 12. Significant effects of the Core Strategy Policies**

Provide decent homes	Safe places	Improve accessibility	Health and well-being	Minimise pollution	Travel choice	Biodiversity	Protect open spaces	Historic environment	Climate change	Reduce flooding	Minimise waste	Land use	Stable employment	Strong economy	Skilled workforce	Buoyant tourism	Community involvement
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
CSH2 - Density																	
P					P			P				P					
CSEM1 – Supporting a Successful Economy																	
													P	P	P	P	
CSH3 – Affordable Housing																	
P			P														
CSH4 – Meeting Housing Needs																	
P			P									P					
CSQ1 – Renewable Energy																	
				P					P		P						
CSQ3 – Design																	
P	P	P	P		P		P	P									
CSQ4 – Green Field Neighbourhoods																	
P	P	P	P		P		P				P						
CSDID1 – The central area of Didcot																	
P	P	P	P		P		P				P						
CSDID2 – Land to the east of the Orchard Centre																	
P	P	P			P		P						P	P	P	P	
CSHEN1 – Strategy for Henley																	
P	P	P			P		P						P	P	P	P	P
CSTHA1 – A Strategy for Thames																	
P	P	P			P		P						P	P	P	P	P
CSWAL1 Strategy for Wallingford																	
P	P	P			P		P						P	P	P	P	P
CSEN Historic Environment																	
								P									
CSC1 Delivery and Contingency																	
P																	

Key: P = significant positive effect  
 N = significant negative effect  
 P+N = both significant positive and negative effect

**Mitigating the adverse effects of the inspector’s changes:**

5.57 Where significant negative effects have been identified, we need to consider ways of avoiding or mitigating these effects.

**Topic 2 - The South of Oxford Strategic Development Area (SOSDA) - mitigating adverse effects**

5.58 The proposal would more than likely result in the development of greenfield land. The loss of greenfield land can only be prevented by an alternative strategy to only develop brownfield land. This is not

possible for an allocation the size of SOSDA. In this case it would not be possible to mitigate the adverse effect.

## **Topic 2 - The distribution of housing development - mitigating adverse effects**

- 5.59 Allocating to our towns and larger villages ensures that residents will have good access to services and facilities. It is not possible however to provide all facilities in villages, even in the larger ones. Therefore it is inevitable that there will be some longer journeys from these settlements for occasional services. This can be mitigated by considering the provision of small scale parking facilities adjacent to bus stops on the Premium bus routes (where appropriate) to enable residents in more rural parts of the district to access the network and through promoting the use of community transport schemes. Reference to this is included within the strategy. Henley and Wallingford both have Air Quality Management Areas (AQMAs). Any adverse effects on these areas through increased traffic could be mitigated by optimising opportunities for walking and cycling within the town and taking account of the relevant air quality action plans.
- 5.60 The strategy would result in some development in settlements close to the conservation target areas (particularly Henley and some larger villages). To mitigate any adverse effects, conservation target areas should be avoided and biodiversity assessments used to inform the site allocation process.
- 5.61 The strategy would result in the loss of greenfield land as there is not enough brownfield land in the district to accommodate the proposed level of development. It is not possible to completely mitigate the loss of greenfield land. To alleviate the impact of development on greenfield land however, detailed landscape assessments should be used to inform any site allocations. This approach has been used to inform the housing allocations made within the strategy.
- 5.62 Proposed changes to the strategy (the final sentence of Paragraph 7.16) could result in further development on greenfield land at Wallingford. As mentioned above it would not be possible to completely mitigate this loss.
- 5.63 The strategy would result in some development in settlements close to the conservation target areas (particularly Henley and some larger villages). To mitigate any adverse effects, conservation target areas should be avoided and biodiversity assessments used to inform the site allocation process.
- 5.64 The strategy would result in the loss of greenfield land as there is not enough brownfield land in the district to accommodate the proposed level of development. It is not possible to completely mitigate the loss of greenfield land. To alleviate the impact of development on greenfield land however, detailed landscape assessments should be used to inform any site allocations. This approach has been used to inform the housing allocations made within the strategy.

## **Topic 5 - Thame Neighbourhood Plan - mitigating adverse effects**

- 5.65 The plan making process of a neighbourhood plan is not within the control of the Local Planning Authority. Therefore there is no guarantee that the houses would be delivered within the authority's plan period. Because the process is not within the authority's control mitigation of the adverse effects is difficult. This negative effect could be mitigated however by enabling the Core Strategy to make a contingency reserve site allocation at Thame, which would only come forward if the Plan had not made sufficient site allocations by a certain date within the core strategy plan period.
- 5.66 The Thame Neighbourhood Plan is likely to result in the loss of some greenfield land. It is not possible to completely mitigate the loss of greenfield land. To alleviate the impact of development on greenfield land however, detailed landscape assessments should be used to inform any site allocations.
- 5.67 There are varying grades of agricultural land quality around Thame. Any effect on these areas would depend on the site chosen for the neighbourhood plan. It is unlikely that the loss of agricultural could be mitigated but selecting sites with lower quality agricultural land would help to mitigate this negative effect.

## **Topic 6 - New location for Wallingford Greenfield Neighbourhood (South of the town) - mitigating adverse effects**

- 5.68 Site E at Wallingford is on a site where development was advised against (in landscape terms) by two independent consultants employed by the Council. The impact on intrusion into the Countryside can be lessened by providing a landscape buffer on the edge of the development. The new draft policy for the Wallingford Greenfield Neighbourhood requires sensitive treatment to the boundaries of the site and the Bradford's Brook corridor. This could go some way to reducing the impact but cannot overcome the loss of the highly distinctive landscape.
- 5.69 Site E in Wallingford is on grades 2/3a agricultural land. The loss of higher grade agricultural land cannot be directly mitigated; however, development should be built to a density that makes optimum of the land available while taking account of the surrounding area.

## **Inspector's conclusions on changes to the core strategy**

- 5.70 In January 2012 the Inspector submitted his conclusions on changes to the core strategy to be advertised for public representations (ID/37). These were his draft conclusions with any required amendments as a result of the findings of the SA detailed above.
- 5.71 In summary, as a result of the SA findings the Wallingford change remained unaltered. The original Henley change required the Site Allocations DPD to explore the opportunity to increase the cap of 400 dwellings allocated to the town due to the level of need in the town. The change did not put a limit on the increase but as a result of the SA

findings a figure of up to 50 additional dwellings (450 in total) has been added.

- 5.72 For the Thame change the inspector considered the SA's findings and mitigation recommendations that suggested a contingency site should be added to the policy. In his document ID/37a he states that he considers there to be little danger of slippage in production of the Thame Neighbourhood Plan and a contingency site is not required.

## STAGE E

### 6.0 Proposals for monitoring (Task B6 and E1)

#### What is the role of the SA monitoring framework?

- 6.1 Through the SA process social, economic and environmental effects have been predicted and evaluated. The evaluation of effects determined whether they are likely to be significant or not. The monitoring process allows the actual significant effects of the implementation of the Core Strategy to be tested against those predicted in the SA. This is a valuable process, as it will help in ensuring that any problems arising during implementation of the Core Strategy can be identified, and future predictions made more accurately. It will also identify, at an early stage, any unforeseen impacts of implementation, allowing appropriate remedial action to be taken. The data can also be used to inform the baseline information for future plans.

#### How does it link in with other monitoring mechanisms and what is the proposed monitoring strategy?

- 6.2 The monitoring framework has been developed in conjunction with the council's Annual Monitoring Report (AMR) and the Implementation and Monitoring Framework of the Core Strategy Policies in Section 18 of the strategy. The AMR currently reflects the Local Plan policies, however many of the indicators and targets can be carried forward to monitor the significant effects predicted in the SA. In addition the AMR for the Core Strategy will contain the indicators and targets established in Section 18 of the strategy, which monitor the effects of the policies. Many of these will monitor issues highlighted by the predicted significant effects in the SA.
- 6.3 Therefore the monitoring framework has been developed for each predicted significant effect, establishing whether it can be monitored via an existing indicator and target. These will either be from the existing AMR or the strategy's Implementation and Monitoring Framework. If it could not be monitored via one of these existing mechanisms then a new indicator and target was established from either a contextual data source or a data source within the council if there was an appropriate dataset available. The indicators and targets are based on both quantitative and qualitative data.

6.4 The outcome of this assessment is shown in Appendix 5. In total there were 28 predicted significant effects that were not covered by an existing indicator and target. However, of these only 15 new indicators were required. These new indicators and the source of the information are shown in Table 8 and these will be included in the AMR for the Core Strategy.

**Table 13: New monitoring indicators to be included in AMR**

<b>Indicator</b>	<b>Target</b>	<b>Source of information for new indicators</b>
% of working age adults in employment (by sector)	To maintain employment levels at or above the regional average	OCC contextual indicator
Carbon dioxide emissions per person per year	Reduction in the levels of carbon dioxide emissions per person in the District	National indicator - NI186
Delivery of housing through the planning system in smaller and other villages.	Number of completions in smaller and other villages including rural exception sites	Include an AMR indicator specifically for smaller and other villages using SODC data
House price to income ratio	Reduce the house price to income ratio	OCC contextual indicator
Mix of housing delivered by tenure, size and type in the strategic allocation in Thame	Net dwelling completions by tenure, size and type in Thame	Include an AMR indicator specifically for Thame using SODC data
Mix of housing delivered by tenure, size and type in the strategic allocation in Didcot	Net dwelling completions by tenure, size and type in Didcot	Include an AMR indicator specifically for Thame using SODC data
Monitor noise and light pollution complaints relating to strategic allocations	No increase in complaints regarding light or noise relating to any of the development sites laid out in the Core Strategy.	SODC environmental services
New business registration rate	Net increase in number of new business registrations in South Oxfordshire	NI171 - information to be gained from Economic development at SODC
Number of permission for non-residential development on out of town greenfield land excluding the allocated greenfield development in the site allocations DPD	No non-residential development to be permitted on out of town greenfield sites	SODC Planning Policy
Number of residential completions on green field land	No specific target	SODC data
Percentage of new residential development within 30 minutes public transport time of key services including GP, Hospital, primary school, secondary school, areas of employment and a major retail centre.	No specific target	No longer a national indicator - check with OCC if they can still monitor this
Rates of violent and vehicle crime	Reduced violent and vehicle crime rates	OCC contextual indicator
Travel to work by mode of transport	Reduce the use of cars to travel to work	OCC indicator (uses census data)

Trends in Place survey for responses to question - how satisfied or dissatisfied are you with your home as a place to live?	Increasing satisfaction levels in place survey for people's home as a place to live	Place Survey data SODC
Trends in Place survey for responses to question - how satisfied or dissatisfied are you with your local area as a place to live?	Increasing satisfaction levels in place survey for the local area as a place to live	Place Survey data SODC

6.5 Eight effects could not be monitored. These effects are shown in table 9. There were a number of individual reasons why these cannot be monitored. Mainly these are effects for which there is no data available to the Council to enable their monitoring. For example some were social effects for which there is no information available to monitor the perceptions the effect highlights, for example community cohesion.

**Table 14: Predicted significant effects that cannot be monitored**

Core Strategy Topic area	Predicted Significant Effect	SA Objective	Reason for not monitoring
Town Centres and Retail	Keeping retail uses in the town centres maintains a vibrancy and sense of community cohesion through a thriving economy and the opportunity to interact with friends and colleagues.	4	Social effect for which no data is available
Town Centres and Retail	A buoyant retail sector is a vital factor in attracting tourists to the attractive historic town centres. The rural economy benefits from a broad cross section of retail uses in the larger villages.	17	Unable to monitor effects on tourism
Gypsies, Travellers and Travelling Show People strategy	The preferred approach will create the opportunity for interaction and will encourage stronger links with the wider community than an isolated settlement may encourage.	4	Social effect for which no data is available
		18	
Green Infrastructure and Biodiversity	An improved network and new resources will improve people's health, well-being, improved and additional facilities will also increase opportunities for interaction and should improve community cohesion.	3	Social effect for which no data is available
		4	
Green Infrastructure and Biodiversity	The protection of existing and provision of new green infrastructure will help to ensure that development is resilient to the effects of climate change.	10	Unable to monitor this effect as an indirect benefit that is difficult to quantify.
Rural Areas	Could lead to new and enhancement of existing tourist attractions so encouraging the development of a buoyant sustainable tourism sector.	17	Unable to monitor effects on tourism

- 6.6 One effect for which unavailable data was not the key issue was the implication of the green infrastructure strategy on ensuring that development is resilient to the effects of climate change. This effect is an indirect consequence of green infrastructure and although it is widely acknowledged that there is a link, the impact on climate change is not something the Council can monitor through a simple indicator.
- 6.7 This approach is compliant with the ODPM (2005) guidance for the SA in which it states that it is not necessary to monitor everything and that monitoring should be focussed on those significant effects that:
- indicate a likely breach of international, national or local legislation, recognised guidelines or standards;
  - may give rise to irreversible damage, with a view to identifying trends before such damage is caused; and
  - had uncertainty in the SA, and where monitoring would enable preventative or mitigation measures to be taken

## Appendix 1 Glossary

Term in full	Abbreviation	Explanation
Local Development Framework	LDF	A portfolio of documents that cover a wide range of topics relating to the economic, social and environmental needs of the area.
Initial Sustainability Report		A report that accompanies our issues and options document, and shows the results of sustainability appraisal for the broad options.
Formal Sustainability Report		A report that will accompany our preferred options document that will show the results of the more detailed sustainability appraisal at site level.
Issues and Options		One of the early stages in the production of Core Strategy where we suggest options for future development in South Oxfordshire and discuss the issues and problems that need to be addressed. We invite people to tell us what they think.
Preferred Options		A stage in the production of the Core Strategy where we indicate our preferences for development.
Core Strategy		The document setting out the main principles and spatial strategy of the LDF.
South East Plan		This is the regional spatial strategy for the South East of England and covers South Oxfordshire.
South Oxfordshire Local Plan 2011	Local plan	Plan prepared by South Oxfordshire District Council under the old planning system to guide development in the district. This covers the period up to 2011.
Spatial Strategy		A strategy for the future development of the District which identifies broad locations for various forms of development, key principles and strategic level policies governing development and land use.
Spatial Vision		A vision that focuses on what the area will be like in the future taking account of the spatial issues that exist within the district.
Strategic objectives		The overarching objectives of the core strategy that will help in delivering the Core Strategy vision.
Sustainability Appraisal	SA	A process of appraising plans and policies for their social, economic and environmental effects.
Sustainability Appraisal Scoping Report	SA Scoping Report	A document explaining the process of sustainability appraisal and how we are going to carry it out.
Sustainability objectives		Within our SA Scoping Report we identify 18 objectives outlining what we want to achieve in South Oxfordshire. They cover social, economic and environmental matters and we use them to test the LDF documents we produce.
Unallocated Sites		Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.
The Oxfordshire Structure Plan 2016	Structure plan	Plan prepared by Oxfordshire County Council under the old planning system to guide development in the County. This will be replaced by the South East Plan.

## Appendix 2: Assessment of the strategy and alternative approaches

### Predicting and assessing the effects of the options against the sustainability objectives

#### Table : 1 The settlement strategy

Option A – The preferred Strategy - A strong network of settlements

Option B – A new settlement

Option C – Focus on the towns only

Option D – Clusters around the towns

Option E – Dispersal to all settlements

Option F – Focus along public transport corridors

Option G – Focus growth around Oxford and Reading

#### Summary of the significant effects:

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home.**

All options scored positively against this objective, Option A scored more positively as it would provide a greater choice in location of homes. The positive effect could be enhanced by ensuring that new homes are built to high a standard of design including sustainable design and construction standards.

##### **Objective 3: Improve accessibility to health, education and community facilities.**

Option A was found to have a major positive effect upon objective 3 as the network of settlements offers hubs across the district improving access for residents in all areas. Options C, D and G have both positive and negative significant effects while they offer good accessibility for residents near towns they do not contribute positively to accessibility for residents in more rural areas. Option E scores most negatively as development would go to settlements where few services exist and there is limited provision of public transport.

##### **Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option A scores most positively as this offers homes where facilities exist. Dispersal of development to towns and larger villages around the district will support a strategy for a strong network of settlements offering the best levels of accessibility to residents across the district. Option E scores most negatively as it would reduce a critical mass of demand for public transport and increase the length and duration of journeys. Option G scores positively and negatively as while it would be of benefit to residents of the new development it would not improve accessibility or reduce the need to travel for those in the rural parts of the district.

**Objective 7: To conserve and enhance biodiversity**

Option B has a major positive effect as it may be possible to locate a new settlement in a location remote from the Conservation Target Areas. Options A, C and D have a major positive effect as Didcot, Thame and Wallingford are remote from the Conservation Target Areas. However, they have a potential negative effect as Henley borders a Conservation Target Area which may be affected by new housing. Option A would also result in some development in settlements close to Conservation Target areas in the south eastern part of the district. Option F has a negative effect as the public transport corridors linking Henley and Wallingford and Reading and Wallingford run through significant sections of Conservation Target Areas. Option E scores negatively as even dispersal will result in development in close proximity to the Conservation Target Areas. Option G scores positively. Whilst Conservation Target Areas exist on the periphery of Reading and Oxford it is potentially possible to avoid these areas.

**Objective 10: To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.**

The options were found to have a significant effect upon the objective. Option B scores the most positively as it provides the greatest opportunity for decentralising new energy sources. Option E scored negatively as it offered the least opportunity to incorporate sustainable building practices. All other options offer a positive contribution to the objective although not as great as option B.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

Options A, B, C, D, E and G score positively against this objective as land would be available outside of the flood zones. However, Option E provides less certainty and there may be some settlements where this is not possible. Option F scores both positively and negatively as whilst some of the public transport corridors avoid the flood zones, other run through significant areas of flood zone.

**Objective 15: To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.**

Option A scores most positively as it enhances the existing settlement framework within the district and offers support to small firms and enhances the rural economy. Options D and F score positively as they offer limited support to the rural economy. Options B and C score negatively as they would not support the rural economy. Option G scored both positively and negatively as while it supports a high value added economy it offers little support to the wider rural economy.

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

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓	✓	✓	✓	✓	✓	✓
		<p>This approach would deliver houses through the concentration of housing on the growth point at Didcot. With further housing development allocated to the other towns of Henley, Thame and Wallingford and the larger villages. This would help provide residents with the opportunity to live in a decent home in a choice of locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p>	<p>A new settlement could create the opportunity to live in a decent home but it is unlikely to meet delivery targets and the level of development would not be enough to sustain a new settlement.</p> <p><b>Enhancement:</b> The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> Large scale given number of new houses to provide <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>Concentration of development only in the market towns would restrict the choice of existing and future residents as to where they could live.</p> <p><b>Enhancement:</b> The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b></p>	<p>Forming clusters around towns would provide residents with the opportunity to live in a decent home. Choice of location would be more restricted.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> significant.</p>	<p>Dispersing development to all settlements would provide some residents with the opportunity to live in a decent home but the dispersal would make it more difficult for those with limited access to public transport.</p> <p><b>Enhancement:</b> The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Mitigation:</b> This option would require significant improvement to public transport in rural areas.</p> <p><b>Likelihood:</b></p>	<p>Focussing development along public transport corridors would provide residents with the opportunity to live in a decent home with access to public transport.</p> <p><b>Enhancement:</b> The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> significant.</p>	<p>Concentrating development around Reading and Oxford would provide people with a decent home to live in Oxfordshire.</p> <p><b>Enhancement:</b> The positive effect of providing new homes could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> significant.</p>

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	Short to long term <b>Significance of effect:</b> <u>significant.</u>	<u>significant.</u>		High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>		
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	✓	✓
		Focussing development in established town centres will create an environment conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.  <b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.  <b>Likelihood:</b> Medium – this is also dependent	A new settlement could provide the opportunity to design a safe environment which could reduce anti-social behaviour.  <b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.  <b>Likelihood:</b> Medium – this is also dependent upon the design of individual developments <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	Focussing development in established town centres will create an environment conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.  <b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.  <b>Likelihood:</b> Medium – this is also dependent upon the design of	Focussing development in established town centres and village clusters around the towns may create an environment conducive to business operation and development.  <b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.  <b>Likelihood:</b> Medium – this is also dependent upon the design of individual developments <b>Scale:</b>	Dispersal of development may not create a sufficient critical mass of people for businesses to operate.  <b>Likelihood:</b> low – people will commute to employment sites <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	Focussing development on public transport corridors will create an environment conducive to business operation and development.  <b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.  <b>Likelihood:</b> Medium – this is also dependent upon the design of individual developments <b>Scale:</b> District wide <b>Temp or perm:</b>	Focussing development on Oxford and Reading will create an environment conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.  <b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.  <b>Likelihood:</b> Medium – this is

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		upon the design of individual developments <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	<b>Significance of effect:</b> Not significant.	individual developments <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.		Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	also dependent upon the design of individual developments <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling. <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses.	✗ It is unlikely that a new settlement would deliver sufficient development for self containment and journeys to the main towns will be required. This approach would also leave some settlements and areas likely to experience a decline in services. <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.	✓/✗ Accessibility will be good for those in the town centres but those in the rest of the district are unlikely to be able to access community services and facilities to the same degree as those in the towns. <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses.	✓/✗ Clustering around the market towns will locate new development close to those facilities in the towns; however, it will leave some settlements and areas likely to experience a decline in services. <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option. <b>Likelihood:</b> High <b>Scale:</b>	✗✗ Dispersal to all settlements would place development in some settlements where no or few services exist. This would increase the need to travel and may lead to a reduction in services because the critical mass may not be sufficient to maintain them. <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.	✓ This approach will increase accessibility to public transport and provide good links to settlements. However, the availability and frequency of public transport within the district tin limited. <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses.	✓/✗ Concentration of development on the edge of major towns will improve accessibility to services for some residents, but not for those in the rural areas. <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option. <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<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.	<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.	<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.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<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.	<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.	<b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓ Locating new development in the main towns and the larger villages where services and facilities already exist will promote accessibility and reduce the need to travel by car.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <b>Likelihood:</b> High <b>Scale:</b>	x A new settlement is unlikely to reduce the need to travel and it is unlikely that it would be fully self contained. This approach would also leave some settlements and areas likely to experience a decline in services.  <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.  <b>Likelihood:</b> High <b>Scale:</b> District wide	✓ Focussing development only in the towns would promote accessibility to the services and facilities contained within these settlements.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <b>Likelihood:</b> High <b>Scale:</b> District wide	✓ Clustering would still create a need for some people to travel to access services and facilities.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	xx Dispersal of development would reduce the critical mass of demand for public transport and increase the duration and length of journeys.  <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓ Focussing development along public transport corridors may improve choice and accessibility and reduce the need for car travel.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b>	x/✓ Concentrating development on the edge of the district will force some residents to commute to gain access to work, social, educational and other services and facilities but for others it would reduce their commute.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <b>Likelihood:</b>

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	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.
7	To conserve and enhance biodiversity.	✓✓/ x  The conservation target areas within the district comprise the most important areas for wildlife conservation.  The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas.  This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some	✓✓  It may be possible to locate a new settlement in an area remote from the conservation target areas, thereby minimising impact on biodiversity.  <b>Mitigation:</b> Biodiversity assessments will be required to inform any site allocation process.  <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.	✓✓/ x  Didcot, Thame and Wallingford are remote from the conservation target areas which would help to minimise impact on biodiversity. Henley borders conservation target areas to the south and north west and these areas may be affected by new housing.  <b>Mitigation:</b> Avoid the conservation target areas in site selection process. Use biodiversity assessments to inform any site allocation process.  <b>Likelihood:</b>	✓✓/ x  Didcot, Thame and Wallingford are remote from the conservation target areas which would help to minimise impact on biodiversity. Henley borders conservation target areas to the south and north west and these areas may be affected by new housing.  <b>Mitigation:</b> Avoid the conservation target areas in site selection process. Use biodiversity assessments to inform any site allocation process.  <b>Likelihood:</b>	x  Dispersing development to all settlements will result in some development either close to or within conservation target areas, particularly in the south east of the district. This has the potential to adversely affect biodiversity.  <b>Mitigation:</b> Can only be mitigated through amending the strategy to avoid settlements close to or within the conservation target areas.  <b>Likelihood:</b>	✓/ xx  Development along the public transport corridors linking Thame and Oxford and Wallingford and Oxford would have a limited impact on the conservation target areas.  However, development in the corridors linking Henley and Wallingford and Reading and Wallingford would run through significant section of conservation targets areas.  <b>Mitigation:</b> Could only be mitigated through pursuing an alternative	✓  A large conservation target areas exists to the east of Oxford, however, there should be scope to locate development sites outside of this area.  Several conservation target areas exist on the periphery of Reading within South Oxfordshire. However, it should be possible to select sites that fall outside of these areas.  <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b>

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		larger villages) which may have a detrimental impact on biodiversity.  <b>Mitigation:</b> Avoid conservation target areas and use biodiversity assessments to inform site the allocation process.  <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.		High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	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.	strategy.  <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.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.	x  This is a site specific issue. However, the option will result in the development of green field land.  <b>Mitigation:</b> Landscape assessments should inform any site allocations.

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.	<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.	<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.	<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.	<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.	<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.	<b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.
10	To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.	✓  Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used.  <b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>	✓✓  A new settlement would create good opportunities to secure innovative sustainable building practices and maximise the proportion of energy from decentralised and renewable sources.  <b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>	✓  Concentration of development in the towns will create opportunities for innovative sustainable design and construction methods to be used.  <b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>	✓  Concentration of development in clusters around the towns creates opportunities for innovative sustainable design and construction methods to be used.  <b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>	✗  Scattered development is unlikely to offer good opportunities to secure sustainable building practices. Development sites would be smaller and would not be able to benefit from district heating / renewable energy generation.  <b>Mitigation:</b> An alternative approach.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓  Concentration of development will create opportunities for innovative sustainable design and construction methods to be used.  <b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓  Concentration of development around two existing settlements will create opportunities for innovative sustainable design and construction methods to be used.  <b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b>

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓ Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones. The individual sections relating to each town provides more analysis in relation to site options and flood risk.  Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.	✓ A new settlement could be located and designed to avoid flood risk.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.	✓ Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones. The individual sections relating to each town provides more analysis in relation to site options and flood risk. Larger sites would be required through this option to accommodate a larger number of houses.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <b>Likelihood:</b> High <b>Scale:</b> District wide	✓ The effect would be similar to that for Option C. However, there would be more flexibility to avoid flood zones through this approach.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.	✓/? Areas of flood zone exist throughout the district. Distributing development evenly throughout the district will result in development within settlements in the vicinity of flood zones. Land may be available outside of the flood zones within each settlement, although there is less is certainty through this approach  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <b>Likelihood:</b> High <b>Scale:</b>	✓/* The Wallingford to Reading, Wallingford to Henley and Thame to Oxford corridors could offer potential sites outside of the flood zones. However, the Wallingford to Oxford and Wallingford to Goring corridors contain a significant areas of flood zone  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>	✓ Areas of flood zone exist in the vicinity of Reading and Oxford. However, land is available outside of the flood zones.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<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.		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.		District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	
15	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.	✓✓	x	x	✓	x/✓	✓	x/✓
		Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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</b>	Focussing all development in one new settlement will not contribute to enhancing the rural economy.  <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	Focussing all development in the four towns will not contribute to enhancing the rural economy.  <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.  <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</b>	Clustering around the towns will go some way to promoting existing and new small firms and in turn enhance the rural economy.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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</b>	Dispersing employment growth would hinder the development of a knowledge based economy as these industries like to cluster. However, this approach may enhance the rural economy.  <b>Enhancement / Mitigation:</b> There is little scope to enhance / mitigate this effect.  <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</b>	This approach would to a limited extent help to enhance the rural economy.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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</b>	Development on the edge of Oxford and Reading would contribute to the development of a high value added economy, but would not contribute to the rural economy.  <b>Enhancement / Mitigation:</b> There is little scope to enhance / mitigate this effect.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b>

	Sustainability objective	Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<b>effect:</b> Significant.	<b>Significance of effect:</b> Significant.	<b>effect:</b> Significant.	<b>effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

**The options have a neutral effect against the following objectives:**

4 - To maintain and improve people's health, well-being and community cohesion.

5 - To reduce harm to the environment by seeking to minimise pollution of all kinds

9 - To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.

12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.

13 - To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.

14 - To ensure high and stable levels of employment.

16 - 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.

17 - To encourage the development of a buoyant, sustainable tourism sector.

18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 2: The Movement Strategy**

### **Summary of the significant effects:**

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

Oxford provides the largest concentration of services and facilities within the County; the strategy's support of the Access to Oxford programme will improve the accessibility of the city to South Oxfordshire's residents. Measures to improve the accessibility of Reading will have a similar affect. Support for the increased use of public transport, walking and cycling offers better access to services and facilities. It should be noted however that this positive outcome may not be district wide.

#### **Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds**

The encouragement of a modal shift to public transport, cycling and walking will reduce private car journeys and their polluting impact within the district. The support of a network of settlements within the district should also encourage the use of local facilities reducing distances travelled. The promotion of electronic communications will improve the availability of services and information within the district further reducing the need to travel.

#### **Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

The promotion of electronic communications will improve remote access to information and services reducing the need to travel. The strategy's encouragement of modal shift to public transport, cycling and walking will offer greater travel choice improving accessibility and reduce the need for car travel. The support of a network of settlements within the district and enhanced access to towns and villages by sustainable means of transport will also increase the facilities available to residents locally reducing the length of journeys.

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

Sustainability Objective		Predicted effects	
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ / x	
		<p>Oxford provides the largest concentration of services and facilities within the County; the strategy's support of the Access to Oxford programme will improve the accessibility of the city to South Oxfordshire's residents. Measures to improve the accessibility of Reading will have a similar affect.</p> <p>The support of measures that enable modal shift to public transport, cycling and walking will improve the transport options available to residents and therefore improve the accessibility of facilities both within and beyond the district. The strategy's requirement to cater for the needs of all users will help ensure no groups are overlooked and accessibility is improved for all.</p> <p>Despite the major positive impacts of the strategy there is an acceptance that some rural areas will remain reliant upon the private car for their travel. Therefore, accessibility to services in some rural areas would be dependent upon access to a private car.</p> <p><b>Enhancement / Mitigation:</b> The effect could be enhanced by seeking to further the support measures that enable modal shift to public transport, cycling and walking to rural areas (e.g. dial-a-ride schemes and other community led initiatives).</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>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	✓ / x	
		<p>The strategy's approach of encouraging modal shift to public transport will encourage use of common areas and aid social interaction improving community cohesion. The encouragement of cycling and walking will also improve people's health and well-being. The strategy's requirement to cater for the needs of all users will help ensure that all groups are considered and opportunities for improved social cohesion are created.</p> <p>Despite the major positive impacts of the strategy's aims there remains an acceptance that a level of car use remains inevitable in certain areas of the district. The acceptance of this aspect limits the benefits of the strategy and prevents the positive effects benefiting certain areas. This division is a negative aspect of the strategy.</p> <p>The impact of the strategy on the objective is likely to come as a secondary result rather than a</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> Not significant</p>

Sustainability Objective		Predicted effects	
		<p>primary benefit therefore the positive impact is likely to be a minor one.</p> <p><b>Enhancement / Mitigation:</b> The effect could be enhanced by seeking to enable as many areas in the district to access public transport and facilities for walking and cycling (e.g. dial-a-ride schemes and other community led initiatives in rural areas).</p>	
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	<p style="text-align: center;">✓</p> <p>The encouragement of a modal shift to public transport, cycling and walking will reduce private car journeys and their polluting impact within the district.</p> <p>The support of a network of settlements within the district should also encourage the use of local facilities reducing distances travelled. The promotion of electronic communications will improve the availability of services and information within the district further reducing the need to travel.</p> <p>The strategy is unlikely to have a direct impact on the environment beyond the impact of transport limiting its positive impact on this objective. The strategy also accepts that some car use is inevitable and does not actively seek a modal shift in certain areas; this acceptance limits the scope of impact of the strategy.</p> <p>Overall the effect of the strategy on the objective is likely to be positive and long lasting. The positive effect of the objective is however likely to be minor as it is limited to pollution created by transport and this is limited to certain areas of the district. The effect would be <b>significant</b>.</p> <p><b>Enhancement:</b> The effect could be enhanced by seeking to enable as many areas in the district to access public transport and facilities for walking and cycling.</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>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">✓✓</p> <p>The promotion of electronic communications will improve remote access to information and services reducing the need to travel. The strategy's encouragement of modal shift to public transport, cycling and walking will offer greater travel choice improving accessibility and reduce the need for travel by car.</p> <p>The support of a network of settlements within the district and enhanced access to towns and villages by sustainable means of transport will also increase the facilities available to residents locally reducing the length of journeys.</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></p>

Sustainability Objective		Predicted effects	
		<p>The strategy's impact is likely to be long lasting and it is likely to have a major positive effect as electronic communication reduces the need for journeys and other means encourage shorter journeys through improved access to local services. The effect would be <b>significant</b>.</p> <p><b>Enhancement:</b> The effect could be enhanced by trying to ensure that the benefits reach as many parts of the district as possible.</p>	Significant.
16	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 style="text-align: center;">✓</p> <p>The enhancement of the transport network and measures to encourage use of public transport, cycling and walking will improve the accessibility of employment assisting residents in finding and remaining in work. However the acceptance that car use is inevitable in certain areas limits the strategy's positive impacts on the objective.</p> <p>The strategy's impacts are likely to be long lasting and will be positive; however the positive impacts on the objective are limited as the strategy limits its positive impacts to certain areas. This would not be significant.</p> <p><b>Enhancement:</b> The effect could be enhanced by trying to ensure that the benefits reach as many parts of the district as possible.</p>	<p><b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>
17	To encourage the development of a buoyant, sustainable tourism sector.	<p style="text-align: center;">✓</p> <p>The enhancement of sustainable transport opportunities, particularly cycling and walking will serve to enhance the attractiveness of the district to tourists.</p> <p>The impact of the strategy is likely to be long lasting; however its positive impacts on this objective are limited to certain areas. The positive impact on this objective is also likely to be a secondary consequence of the strategy rather than a primary result. Overall the positive impact is likely to be minor. The effect would not be significant.</p> <p><b>Enhancement:</b> The effect could be enhanced by trying to ensure that the benefits reach as many parts of the district as possible.</p>	<p><b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>

**The option has a neutral effect against the following objectives:**

- 1 – To help to provide existing and future residents with the opportunity to live in a decent home.
- 2 – To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 7 – To conserve and enhance biodiversity.
- 8 – To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.
- 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 – To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 11 – To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 – To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 – To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14 – To ensure high and stable levels of employment and facilitate inward investment within the district.
- 15 – To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.
- 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 3: Economy and Employment – the amount of employment land**

<b>Option A</b>	Allocate the amount of land identified as required in the ELR update together with an allowance for the SE Plan housing allocations, and a contingency allowance giving a total of 20ha
<b>Option B</b>	To achieve a 5% decrease in out commuting from 2001 to 2026.
<b>Option C</b>	To achieve a 10% increase in high tech jobs from 2006 to 2026.

### Summary of the significant effects:

#### **Objective 1: To help to provide existing and future residents with the opportunity to live in a decent home**

All 3 options have a positive effect in that new job opportunities for residents within the district will improve their opportunities to live in a decent home. Options A+C and A+B+C score more positively as they also have the effect of increasing the number of high tech jobs, which generally provide higher salaries. This is provided that suitable education and training facilities are provided to help equip residents with the required skills.

#### **Objective 14: To ensure high and stable levels of employment and facilitate inward investment within the district**

All 3 options score positively. Option A+B+C score more positively against this objective as it combines the positive effects of measures to reduce out commuting (i.e. home working, the growth of existing businesses and the provision of more start up facilities) and facilitating inward investment within the district.

#### **Objective 15: To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities and small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages**

All 3 options score positively. Option A+B+C scores more positively as it has the combined effect of contributing positively towards the provision of small firms as start up facilities would be provided and contributing positively towards the development of a strong and innovative knowledge based economy through achieving an increase in the number of high tech jobs and the potential provision of a new science park

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

		Option A + B	Option A + C	Option A + B + C
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓0</p> <p>Ensuring that sufficient jobs exist for residents within the district will improve their opportunities to live in a decent home. Whilst desirable, the effect of reducing out commuting on this objective would be neutral, as residents would still be able to get a job outside of the district.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>✓✓</p> <p>Ensuring that sufficient jobs exist for residents within the district will improve their opportunities to live in a decent home. Increasing the level of high tech jobs will also contribute towards this, <b>provided that residents have the sufficient skills for these jobs.</b></p> <p><b>Enhancement:</b> This could be enhanced by investment in skills and training facilities.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>✓✓</p> <p>This option combines the positive effects of options A+B and A+C.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>

		Option A + B	Option A + C	Option A + B + C
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p style="text-align: center;">✓</p> <p>Ensuring that sufficient jobs exist within the district and a reduction in levels of out commuting may have a positive effect towards people's health and well being and improving community cohesion. The probability of this effect is uncertain.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near or within existing communities) would enhance this effect.</p> <p><b>Likelihood:</b> Low</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>Ensuring that sufficient jobs exist within the district may have a positive effect towards people's health and well being and improving community cohesion. The probability of this effect is uncertain.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near or within existing communities) would enhance this effect.</p> <p><b>Likelihood:</b> Low</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>Ensuring that sufficient jobs exist within the district and a reduction in levels of out commuting may have a positive effect towards people's health and well being and improving community cohesion. The probability of this effect is uncertain.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near or within existing communities) would enhance this effect.</p> <p><b>Likelihood:</b> Low</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds.	<p style="text-align: center;">✓</p> <p>Providing sufficient jobs within the district should reduce the need for out commuting, particularly combined with specific measures to reduce out commuting. However, the district has high levels of in commuting and realistically only small reductions in out commuting will be achievable.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near to</p>	<p style="text-align: center;">✓</p> <p>Providing sufficient jobs within the district should reduce the need for out commuting. However, the district has high levels of in commuting and realistically only small reductions in out commuting will be achievable.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near to</p>	<p style="text-align: center;">✓</p> <p>Providing sufficient jobs within the district should reduce the need for out commuting, particularly combined with specific measures to reduce out commuting. However, the district has high levels of in commuting and realistically only small reductions in out commuting will be achievable.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near to</p>

		Option A + B	Option A + C	Option A + B + C
		<p>public transport corridors) and the use of green travel plans would enhance this effect.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>	<p>public transport corridors) and the use of green travel plans would enhance this effect.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>	<p>public transport corridors) and the use of green travel plans would enhance this effect.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">✓</p> <p>Providing sufficient jobs within the district should reduce the need for out commuting, particularly combined with specific measures to reduce out commuting. However, the district has high levels of in commuting and realistically only small reductions in out commuting will be achievable.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near to public transport corridors) and the use of green travel plans would enhance this effect.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p style="text-align: center;">✓</p> <p>Providing sufficient jobs within the district should reduce the need for out commuting. However, the district has high levels of in commuting and realistically only small reductions in out commuting will be achievable.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near to public transport corridors) and the use of green travel plans would enhance this effect.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p style="text-align: center;">✓</p> <p>Providing sufficient jobs within the district should reduce the need for out commuting, particularly combined with specific measures to reduce out commuting. However, the district has high levels of in commuting and realistically only small reductions in out commuting will be achievable.</p> <p><b>Enhancement:</b> The location of jobs (e.g. near to public transport corridors) and the use of green travel plans would enhance this effect.</p> <p><b>Likelihood:</b> Low <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>

		Option A + B	Option A + C	Option A + B + C
		Short to long term <b>Significance of effect:</b> Not significant.	Short to long term <b>Significance of effect:</b> Not significant.	Short to long term <b>Significance of effect:</b> Not significant.
14	To ensure high and stable levels of employment and facilitate inward investment within the district.	✓✓	✓✓	✓✓
		<p>Ensuring that a sufficient number of jobs exist within the district to satisfy demand and the measures to reduce out commuting (i.e. home working, the growth of existing businesses and the provision of more start up facilities) will certainly help to ensure high and stable levels of employment.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>Ensuring that a sufficient number of jobs exist within the district to satisfy demand will certainly help to ensure high and stable levels of employment. This option will also contribute positively towards facilitating inward investment within the high tech industries in the district.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>This option combines the positive options of A+B and A+C. It therefore results in a greater positive effect overall.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>

		Option A + B	Option A + C	Option A + B + C
15	To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages	✓✓  This option will contribute positively towards provision of small firms as start up facilities would be provided.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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.	✓✓  This option will contribute positively towards development of a strong and innovative knowledge based economy through achieving an increase in the number of high tech jobs and the potential provision of a new science park.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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.	✓✓  This option combines the positive of options A+B and A+C. It therefore results in a greater positive effect overall.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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.
16	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  This option creates employment opportunities but will not directly contribute towards this objective unless it is combined with education and training facilities.	✓  This option will contribute positively towards this objective by providing additional high skilled employment opportunities.  However, the proper education and training facilities will need to be provided to complement this.  <b>Enhancement:</b> This could be enhanced by investment in skills and training facilities.	✓  This option will contribute positively towards this objective by providing additional high skill employment opportunities.  However, the proper education and training facilities will need to be provided to complement this.  <b>Enhancement:</b> This could be enhanced by investment in skills and training facilities.

		Option A + B	Option A + C	Option A + B + C
			<b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	<b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.

**The options have a neutral effect against the following objectives:**

- 2 – To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour, reduce crime and the fear of crime.
- 3 – To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
- 7 - To conserve and enhance biodiversity
- 8 – To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.
- 9 – To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 – To seek to address the causes and effects of climate change by: securing sustainable building practices that conserve energy, water resources and materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 11 – To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 – To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 – To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 17 – To encourage the development of a buoyant, sustainable tourism sector.
- 18 – Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 4: Economy and Employment – the distribution of employment**

<b>Option A</b>	Allocate employment land within the four main towns and the larger villages and encourage the redevelopment of existing employment sites for employment uses
<b>Option B</b>	Promote development in just one or a limited number of towns
<b>Option C</b>	Develop only large employment units
<b>Option D</b>	Allow the redevelopment of employment sites for other uses

### Summary of the significant effects:

#### **Objective 2: Creating safe places for people to work and businesses to operate**

Option D scores negatively against this objective as redeveloping existing employment sites without replacing them would work against this objective.

#### **Objective 3: Improving accessibility to education, recreation, cultural and community facilities**

Option A scores most positively with Option B having a minor positive effect as employment development located in towns and larger villages can improve access to facilities. Option D scores negatively if employment sites are located in towns or villages as this would result in the loss of the benefits derived from having jobs located close to services and facilities.

#### **Objective 6: Improving travel choice, accessibility and reducing the need to travel**

Option A scores most positively against this objective due to there being better public transport, cycling and walking facilities in towns and larger villages. Option D scores negatively if employment sites are lost and not replaced.

#### **Objective 7: To conserve and enhance biodiversity**

Option A has a positive effect as Thame and Wallingford are remote from the Conservation Target Area. However, it is difficult to predict the effects of allocations for the larger villages as this is dependent upon which villages are selected. Option B Scores positively if Henley is not one of the towns selected for employment allocations. If Henley is selected there is the potential for a negative effect. Biodiversity impact assessment should inform the site allocation process. Option D has a neutral effect as the reuse of existing sites for employment purposes will not necessarily result in the development of green field land. However, more intensive uses on the site in close proximity to conservation target areas could have a detrimental effect. Biodiversity impact assessments should be used.

**Objective 8: Protecting and enhancing open spaces and the countryside**

Options A, B and C score negatively against this objective as they could result in the development of greenfield land.

**Objective 14: Ensuring high and stable levels of employment**

Options A and B score positively against this objective. Options C and D score negatively, with Option D having a major negative effect as it would reduce employment levels within the district.

**Objective 15: Assisting in the development of a strong knowledge based economy and maintaining and enhancing the rural economy**

Both Options A and B score positively with Option A scoring more positively as employment development in the towns and larger villages can help smaller firms boost local and rural economies. Options C and D score negatively with Option D scoring a major negative effect as it would not provide opportunities for new employment growth.

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

	Sustainability objective	Option A	Option B	Option C	Option D
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓ Creating employment opportunities and associated incomes in the towns and larger villages will contribute towards this objective.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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> Not significant.	✓ This approach would still contribute positively towards the objective as it is the amount of employment land that contributes to the objective rather than the location. It is a disadvantage however those opportunities are focussed in a few areas as this may compromise people's ability to access these opportunities.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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> Not significant.	✓ As for Option B.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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> Not significant.	✓ This approach would still contribute positively towards the objective, although this approach would result in fewer jobs being created.  <b>Enhancement:</b> There is little scope to enhance this effect.  <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> Not significant.
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce	✓ Sites located within towns and larger villages will be closer to other activities and would be safer than remote sites.	✓ Sites located within towns and larger villages will be closer to other activities and would be safer than remote sites.	✓ Large employment sites should generally be safe places for businesses to operate. The key issue is	x / 0 Redeveloping existing employment sites may reduce the amount of safe places for businesses to operate unless

	Sustainability objective	Option A	Option B	Option C	Option D
	crime and the fear of crime.	<p>Employment sites located within towns and larger villages will also contribute towards their vitality and viability and help to create a sense of safety.</p> <p><b>Enhancement:</b> This could be enhanced by the final design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Large scale</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>Employment sites located within towns and larger villages will also contribute towards their vitality and viability and help to create a sense of safety.</p> <p><b>Enhancement:</b> This could be enhanced by the final design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Large</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether they are in remote locations.</p> <p><b>Enhancement:</b> This could be enhanced by the final design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>they are replaced.</p> <p>We have a shortfall of employment. Redeveloping existing sites for other uses without replacing them would have a significant impact on this objective.</p> <p><b>Mitigation:</b> There is little scope to mitigate this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Temp and perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Significant.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓	✓	?	✗
		<p>Locating employment development within towns and larger villages will mean that the services and facilities on offer in these settlements will be accessible to employees.</p> <p><b>Enhancement:</b> This could be enhanced by</p>	<p>Locating employment development within towns and larger villages will mean that the services and facilities on offer in these settlements will be accessible to employees. The positive effect however with this option would be reduced as this would only relate to one or two settlements.</p> <p><b>Enhancement:</b> This could be enhanced by</p>	<p>It is difficult to determine the effect without knowing whether the larger sites are close to services and facilities.</p> <p><b>Implementation:</b> To have a positive effect on</p>	<p>If existing employment sites in towns and larger villages are lost, the benefits derived from having jobs located close to services and facilities will also be lost.</p> <p><b>Mitigation:</b> Ensure employment sites</p>

	Sustainability objective	Option A	Option B	Option C	Option D
		<p>locating employment sites as close to existing facilities as possible.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>locating employment sites as close to existing facilities as possible.</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>this option employment sites would need to be located near existing services and facilities.</p>	<p>redeveloped for other uses are replaced elsewhere.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Temp or perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p>✓✓</p> <p>Employment opportunities located within the four main towns and the larger villages will be accessible by a variety of transport modes including walking, cycling and public transport.</p> <p><b>Enhancement:</b> This could be enhanced by locating employment sites as close to existing public transport routes as possible and requiring cycle and pedestrian facilities as part of new employment development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b></p>	<p>✓</p> <p>As for Option A however, the effect will be reduced as it will only relate to one or two settlements.</p> <p><b>Enhancement:</b> This could be enhanced by locating employment sites as close to existing public transport routes as possible and requiring cycle and pedestrian facilities as part of new employment development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b></p>	<p>?</p> <p>This will dependent upon whether the large sites are in close proximity to towns and larger villages and associated transport links. Some existing sites in the district are, while some are more remote.</p> <p><b>Implementation:</b> To have a positive effect on this option employment sites would need to be located near existing services and facilities.</p>	<p>xx</p> <p>If existing employment sites are lost and are not replaced, residents will need to travel further a field to jobs. This goes against the notion of this objective.</p> <p><b>Mitigation:</b> Ensure employment sites redeveloped for other uses are replaced elsewhere.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm</p>

	Sustainability objective	Option A	Option B	Option C	Option D
		Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.		<b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
7	To conserve and enhance biodiversity	✓ / ?  The conservation target areas within the district comprise the most important areas for wildlife conservation.  This option will result in 2ha of employment land allocated at Thame, 2ha at Wallingford and 4 ha split amongst some of the larger villages. Both Thame and Wallingford are remote from the conservation target areas.  It is difficult to predict the effect on the larger villages as it dependent upon which villages are selected and their proximity to the conservation target areas. The effect could be positive or negative.  <b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ / ✗  Didcot, Thame and Wallingford are remote from the conservation target areas.  Henley borders conservation target areas to the south and north west and these areas may be affected through the allocation of new employment land.  Avoiding Henley and focussing employment allocations at Didcot, Thame or Wallingford would help to minimise impact on biodiversity. If allocations are made at Henley, there is the potential for a negative impact.  <b>Mitigation:</b> The potential negative effect could be mitigated by avoiding the conservation target areas and using biodiversity assessments to inform site the allocation process.  <b>Likelihood:</b> High <b>Scale:</b>	?	0  The re-use of existing employment sites will not necessarily result in the development of green field land. Therefore, the effect upon biodiversity would be neutral. However, more intensive uses of land close to conservation target areas may have a detrimental impact.  Any detrimental impact could be mitigated through the use of a biodiversity impact assessment.

	Sustainability objective	Option A	Option B	Option C	Option D
			Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.		
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	x	x	x	0
		It is likely that some new employment development would take place on greenfield land.  <b>Mitigation:</b> Ensure where possible that brown field sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape.  <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.	It is likely that some new employment development would take place on greenfield land.  <b>Mitigation:</b> Ensure where possible that brown field sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape.  <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.	It is likely that some new employment development would take place on greenfield land. Larger units on larger sites may result in more greenfield land being developed.  <b>Mitigation:</b> Ensure where possible that brown field sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape.  <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.	This option would not affect this objective.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets,	x	x	x	0
		It is likely that some new employment development would take place on greenfield land.	It is likely that some new employment development would take place on greenfield land.	It is likely that some new employment development would take place on greenfield land. Larger units	This option would not affect this objective.

	Sustainability objective	Option A	Option B	Option C	Option D
	such as landscape, minerals, biodiversity and soil quality.	<p><b>Mitigation:</b> Ensure where possible that brown field sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape.</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><b>Mitigation:</b> Ensure where possible that brown field sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape.</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>on larger sites may result in more greenfield land being developed.</p> <p><b>Mitigation:</b> Ensure where possible that brown field sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape.</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>	
14	To ensure high and stable levels of employment and facilitate inward investment within the district.	✓	✓	x	xx
		<p>The provision of additional employment land will enable more jobs to be created and facilitate inward investment.</p> <p><b>Enhancement:</b> Seek to ensure a high quality development and the best possible conditions to attract employers to the district.</p> <p><b>Likelihood:</b> High</p>	<p>The provision of additional employment land will enable more jobs to be created and facilitate inward investment.</p> <p><b>Enhancement:</b> Seek to ensure a high quality development and the best possible conditions to attract employers to the district.</p> <p><b>Likelihood:</b> High</p>	<p>Our ELR indicates that most businesses in the district are small and the provision of larger units would not be suitable. This may affect the number of jobs that are created and adversely effect the level of inward investment.</p> <p><b>Mitigation:</b> There is little scope to mitigate this effect.</p> <p><b>Likelihood:</b> High</p>	<p>Reducing the amount of existing employment sites (if they are not replaced) will reduce levels of employment within the district and adversely effect the level of inward investment within the district.</p> <p><b>Mitigation:</b> There is little scope to mitigate this effect.</p> <p><b>Likelihood:</b> High</p>

Sustainability objective		Option A	Option B	Option C	Option D
		<b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
15	To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.	✓✓	✓	x	xx
		Providing new employment opportunities in the towns and larger villages will contribute towards assisting small firms, towards developing thriving economies in market towns and villages and maintaining and enhancing the rural economy.  <b>Enhancement:</b> This could be enhanced by seeking a range of types and sizes of employment units.  <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.	As for option A, but the effect would be less positive as it would only relate to one or two settlements.  <b>Enhancement:</b> This could be enhanced by seeking a range of types and sizes of employment units.  <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.	Our ELR indicates that most businesses in the district are small and the provision of larger units would not be suitable. This approach would not assist small firms that support the rural economy or contribute towards developing thriving economies in market towns and villages.  <b>Mitigation:</b> There is little scope to mitigate this option.  <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.	Reducing the amount of existing employment sites (if they are not replaced) will not provide opportunities for new employment growth. This does not accord with the notion of this objective.  <b>Mitigation:</b> There is little scope to mitigate this option.  <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.

	Sustainability objective	Option A	Option B	Option C	Option D
16	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.	✓	✓	x	xx
		<p>This approach would contribute indirectly towards this objective by providing job opportunities for a skilled workforce. This is an indirect effect and as such would not be significant.</p> <p><b>Enhancement:</b> This could be enhanced by seeking a range of types and sizes of employment units.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>This approach would contribute indirectly towards this objective by providing job opportunities for a skilled workforce. This is an indirect effect and as such would not be significant.</p> <p><b>Enhancement:</b> This could be enhanced by seeking a range of types and sizes of employment units.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>Our ELR indicates that most businesses in the district are small and the provision of larger units would not be suitable. On this basis, suitable job opportunities may not be created to support such a skilled workforce. This is an indirect effect and as such would not be significant.</p> <p><b>Mitigation:</b> There is little scope to mitigate this option.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>Reducing the amount of existing employment sites (if they are not replaced) will not provide opportunities for new employment growth. This would not provide employment opportunities for such a skilled workforce. This is an indirect effect and as such would not be significant.</p> <p><b>Mitigation:</b> There is little scope to mitigate this option.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>

**The options have a neutral effect against the following objectives:**

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

5 – To reduce harm to the environment by seeking to minimise pollution of all kinds

9 – To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.

10 – To seek to address the causes and effects of climate change by: securing sustainable building practices that conserve energy, water resources and materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.

- 11 – To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 – To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 17 – To encourage the development of a buoyant, sustainable tourism sector.
- 18 – Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

### Table 5: Amount of housing

**Option A** - Plan for the number of houses set out in the revised South East Plan and Didcot Growth Point

**Option B** - Plan for more houses than that set out in the revised South East Plan and Didcot Growth Point

**Option C** – Plan for fewer houses than that set out in the revised South East Plan and Didcot Growth Point

#### Summary of the significant effects:

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home.**

The positive effect of this objective for all three options is significant. For Option B however the effect is finite as population projections show there is not a need for housing beyond the levels in the South East Plan. For Option C the positive effect is less so.

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular those designated for their landscape importance.**

The negative effect on this objective by all three options is significant. The effect is greater however with Option B as it could result in a greater loss of open space and countryside.

**Objective 14: To ensure high and stable levels of employment.**

The positive effect on this objective by all three options is significant. Building new homes will create additional employment during the construction phase. For Option B however the effect is finite. Even though the option means building more houses, population projections show there is not a need for housing beyond the levels in the South East Plan. The level of significance of Option C is uncertain as it would depend on the level and location of housing.

**Objective 15: To assist in the development of: a) a strong, innovative and knowledge based economy that delivers high value-added, sustainable, low-impact activities b) small firms particularly those that maintain and enhance the rural economy; and c) thriving economies in market towns and villages.**

The positive effect of this objective for both options is minor but significant. Development and growth of the economy should be supported by growth in housing for local employment opportunities. For Option B however the effect is finite. Even though the option means building more houses for employment opportunities, population projections show there is not a need for housing beyond the levels in the South East Plan. The level of significance of Option C is uncertain as it would depend on the level and location of housing.

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

		Option A	Option B	Option C
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Providing the number of houses set out in the SE Plan will contribute towards meeting the demand for housing.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>✓✓</p> <p>Providing more houses than set out in the SE Plan can be seen as contributing more positively towards this objective as more homes and affordable homes will be provided.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>✓</p> <p>Providing fewer houses than that set out in the SE Plan can be seen as contributing less positively towards this objective as less homes and affordable homes would be provided.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p>✓</p> <p>Providing the number of houses set out in the SE Plan will contribute towards this effect.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p> <p><b>Likelihood:</b></p>	<p>✓✓</p> <p>Providing more houses than set out in the SE Plan can be seen as contributing more positively towards this objective as more homes, and affordable homes will be provided.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b></p>	<p>✓</p> <p>Providing fewer houses than that set out in the SE Plan will still contribute towards this effect but less so than the other options as providing less housing than a proven need does not contribute to people's health and well-being.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p>

		Option A	Option B	Option C
		<p>Medium  <b>Scale:</b>  District wide  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Not significant.</p>	<p>Medium  <b>Scale:</b>  District wide  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Not significant.</p>	<p><b>Likelihood:</b>  Medium  <b>Scale:</b>  District wide  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Not significant.</p>
7	To conserve and enhance biodiversity	<p>?</p> <p>It is the distribution strategy (i.e. the location of new housing) that will determine the impact upon biodiversity. However, not providing more housing than is required is likely to result in less impact than providing more housing than we are required.</p>	<p>?</p> <p>It is the distribution strategy (i.e. the location of new housing) that will determine the impact upon biodiversity. However, providing more housing than is required is likely to result in more impact than providing the amount of housing required. This is because more land would be required and there would be a greater chance of the conservation target areas being affected.</p>	<p>?</p> <p>It is the distribution strategy (i.e. the location of new housing) that will determine the impact upon biodiversity. However, providing less housing than is required in the SE Plan is likely to result in less impact than providing more or the same housing required in the SE Plan.</p>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p>x</p> <p>The building of new homes will inevitably result in the loss of some existing greenfield land.</p> <p><b>Mitigation:</b>  Seek to make the most effective use of any greenfield land. Ensure a high quality of design to minimise impact on the landscape.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District wide  <b>Temp or perm:</b></p>	<p>xx</p> <p>The building of new homes will inevitably result in the loss of some existing greenfield land. Building an increased number of homes would increase this negative effect.</p> <p><b>Mitigation:</b>  Seek to make the most effective use of any greenfield land. Ensure a high quality of design to minimise impact on the landscape.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District wide</p>	<p>x</p> <p>The building of new homes will inevitably result in the loss of some existing greenfield land. Fewer houses however could mean less greenfield land used.</p> <p><b>Mitigation:</b>  Seek to make the most effective use of any greenfield land. Ensure a high quality of design to minimise impact on the landscape.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  District wide</p>

		Option A	Option B	Option C
		Temp and perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Temp or perm:</b> Temp and perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Temp or perm:</b> Temp and perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
14	To ensure high and stable levels of employment and facilitate inward investment within the district.	✓	✓	✓ / ?
		<p>Providing the number of houses set out in the SE Plan will create employment opportunities during the construction phase of the housing. Additionally, the provision of new housing will support growth in employment by providing homes for employees.</p> <p><b>Enhancement:</b> Delivering a range of dwelling types that suit a range of employees.</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>Providing more houses than set out in the SE Plan can be seen as contributing more positively towards this objective.</p> <p>However, it has already been agreed to create additional homes in the Didcot area of the district, which is identified for most significant expansion and development.</p> <p><b>Enhancement:</b> Delivering a range of dwelling types that suit a range of employees.</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>Providing a fewer number of houses than that set out in the SE Plan will still create employment opportunities during the construction phase of the housing. Additionally, the provision of new housing will support growth in employment by providing homes for employees.</p> <p>The full impact however would depend on the final amount allocated. If for instance fewer houses were allocated in Didcot this could have an impact on plans for Science Vale UK.</p> <p><b>Enhancement:</b> Delivering a range of dwelling types that suit a range of employees.</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>

		Option A	Option B	Option C
15	To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.	<p style="text-align: center;">✓</p> <p>Development and growth of the economy should be supported by growth in housing. Providing the number of houses set out in the SE Plan will provide housing for local employment opportunities.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p style="text-align: center;">✓</p> <p>Development and growth of the economy should be supported by growth in housing. Providing more houses than set out in the SE Plan can be seen as contributing more positively towards this objective.</p> <p>However, it has already been agreed to create additional homes in the Didcot area of the district, which is identified for most significant expansion and development.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p style="text-align: center;">✓ / ?</p> <p>Providing a fewer number of houses than that set out in the SE Plan will still create employment opportunities during the construction phase of the housing. Additionally, the provision of new housing will support growth in employment by providing homes for employees.</p> <p>The full impact however would depend on the final amount allocated. If for instance fewer houses were allocated in Didcot this could have an impact on plans for Science Vale UK.</p> <p><b>Enhancement:</b> Delivering a range of dwelling types that suit a range of employees.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>
18	Support community involvement in decisions affecting them and enable communities to provide local services and solutions	<p style="text-align: center;">✓</p> <p>Public consultation on the Core Strategy Issues and Options document revealed a lack of public support for more housing than required. This is our Preferred Option and reflects public opinion.</p>	<p style="text-align: center;">x</p> <p>Public consultation on the Core Strategy Issues and Options document revealed a lack of public support for more housing than required. This option is opposed to the majority public opinion.</p> <p><b>Mitigation:</b></p>	<p style="text-align: center;">?</p> <p>The option has not been consulted upon. It is not known whether the option has public support or not.</p>

		Option A	Option B	Option C
		<p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> Medium</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>There is little scope to mitigate this effect.</p> <p><b>Likelihood:</b> Medium</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	

**The options have a neutral effect against the following objectives:**

- 2 - To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 3 - To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
- 5 - To reduce harm to the environment by seeking to minimise pollution of all kinds.
- 6 - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
- 9 - To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 - To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 11 - To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 - To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 16 - 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.
- 17 - To encourage the development of a buoyant, sustainable tourism sector.

## Table 6: Housing distribution strategy

Option A – Allocate more to market towns than larger villages based on appropriate sites available (Preferred Option)

Option B – Allocate all new housing to market towns

Option C – More development in larger villages than in the market towns

Option D – Concentrate development in one or two larger villages

Option E – Exclude green belt villages from housing allocations

Option F – Exclude Area of Outstanding Natural Beauty villages from housing allocations

Option G – Include land adjacent to Reading in housing allocations

### Summary of the significant effects:

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

Option A was found to have a significant positive effect on objective 3 as towns offer the greatest level of facilities within the district. Larger villages also play an important role in the provision of services and facilities to residents of the villages and surrounding areas. The provision of housing in these villages will assist in maintaining and improving services and facilities in these villages. Any effects from the other options were seen as not significant.

#### **Objective 4: To maintain and improve people's health, well-being and community cohesion.**

Options A and C were found to have significant positive effects on objective 4. The market towns offer the highest level of facilities in the district. If development occurs in the towns people will be able to access facilities with ease through sustainable means of transport; the facilities themselves and the means of access will contribute to their health and well-being. In addition provision of housing in the larger villages will assist in maintaining and improving the level of facilities in the villages to the benefit of the villages themselves and the surrounding areas. The use of local facilities offers an opportunity for social interaction to the benefit of local community cohesion.

#### **Objective 5: Reduce harm to the environment and seek to minimise pollution of all kinds**

Option A scores positively as it ensures that residents will have good access to services and facilities thus reducing pollution from travel. Option A also results in the least time for vehicles spent travelling on the road network and the overall distance travelled. However, there are negative effects. The strategy will result in more vehicles using the local road network within the towns which will affect air quality. The effects for Option B are similar to Option A, however, the impact on town centres and air quality would be

greater. Options E and F have a similar effect to Option A, however the positive effect is reduced as allocations are made to a smaller number of larger villages.

**Objective 6: To improve travel choice and accessibility, reduce the need for travel and shorten the length and duration of journeys.**

All options were found to have a significant impact upon objective 6. Option B will have a significant positive impact as market towns offer a good level of facilities reducing the length of journeys and encouraging travel by sustainable means. Option A offers the benefits of development in towns whilst also maintaining and improving services in rural areas reducing journey durations and car travel from these areas. Option G will have a significant positive impact as it offers good access to the wide range of services and facilities available in Reading.

Option C will have the same benefits of development as set out under Option A. However the shift in proportions is likely to exaggerate the negative effect resulting in significant negative and positive outcomes.

Option E is likely to result in a significant negative outcome as the towns remain the most sustainable locations for development in the district. Location of development solely in one or two villages would fail to take advantage of development in these locations and the benefits to the environment that come with them. Options E and F offer similar opportunities as Option A. However the omission of certain villages would result in significant gaps in the district's network of settlements, which would result in long journey to access facilities in some areas.

**Objective 7: To conserve and enhance biodiversity**

Option F scores positively as it would avoid development in the south eastern part of the district which contains a large amount of Conservation Target Areas. Option A scores positively as Didcot, Thame and Wallingford are remote from the Conservation Target Areas. However, there is a potential negative effect if allocations made at Henley and in some larger villages is close to the Conservation Target Areas. Option B scores positively as Didcot, Thame and Wallingford are remote from the Conservation Target Areas. However, there is a potential negative effect if allocations made at Henley are close to the Conservation Target Areas. Option C has a similar effect to Option A, although the negative effect would potentially be greater as this could result in more development close to the conservation target areas. Option E scores positively as it would exclude Berinsfield where there is a Conservation Target area to the south of the settlement. It has a potential negative effect as more housing would be allocated at Wheatley which has a large Conservation Target Area to the west. Option G scores positively. Whilst Conservation Target Areas exist on the periphery of Reading, it should be possible to avoid these areas. For all options, the use of biodiversity impact assessments will help to mitigate any detrimental impact on nearby Conservation Target Areas.

**Objective 8: To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance**

All options score negatively against this objective as they would result in the development of green field land.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment**

All options score positively against this objective. Whilst flood zones exist within the vicinity of the towns and larger villages land exists around these settlements outside of the flood zone.

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

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>	✓ The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location. <b>Enhancement:</b> There is little scope to enhance this effect. <b>Likelihood:</b> High <b>Scale:</b>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓	✓ / ✗	✓ / ✗	✗	✓ / ✗	✓ / ✗	✓ / ✗
		The market towns offer a range of services and facilities to potential new residents. The larger villages within the district offer a number of local services to residents. The allocation of housing will support these services to the benefit of existing and future residents.  Within the strategy for a network of settlements larger villages will also offer links to wider services in nearby settlements.	The market towns offer a range of services and facilities that will be of benefit to residents of new housing in the towns. The benefit of this objective is however likely to be limited to the towns.  A large proportion of residents in rural areas use services and facilities within the larger villages. Housing allocations in larger villages are intended to support these services, this option does not offer that benefit to existing	While benefits have been identified of development in the larger villages the towns remain the most sustainable locations for new development.  The towns have the greatest range of services, facilities and employment opportunities; as such residents of these locations have the best access to the best range of facilities.  More development in villages will lead to fewer new homes with the best access to the	There can be justification for allocations in one particular village where it can be shown to enable a badly needed improvement or support a vital existing amenity.  No studies have revealed a particular need thus far as such the potential benefit is unlikely to be realised while the negative effects of development in a less sustainable location will occur.	The option provides for the benefits of development in towns and larger villages as set out in option a.  However, the larger villages in the green belt offer a range of services to their residents and residents of surrounding rural areas.  Exclusion of these villages could result in the loss of amenities to the detriment of village residents and those reliant upon them in surrounding rural areas.	The option provides for the benefits of development in towns and larger villages as set out in option A.  However, the larger villages in the AONB offer a range of services to their residents and residents of surrounding rural areas.  Exclusion of these villages could result in the loss of amenities to the detriment of village residents and those reliant upon them in surrounding rural areas. This would also detract from the	Reading offers a wide range of services as a major centre beyond the district bounds.  Allocation of housing close to Reading would give a very good range of services and facilities to residents of the new development. However the benefit to the wider district would be limited.  Allocation of development in this area could distract development away from locations where it would be of greater benefit to

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>residents.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</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>best range of facilities. However it will offer the benefits of development in large villages as discussed for earlier options.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p><b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</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>This would also detract from the preferred option for a strong network of settlements in the Core Strategy.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>preferred option for a strong network of settlements in the Core Strategy.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>the district.</p> <p>The impact of this option will be long lasting. The positive impact will be minor by virtue of the relatively small number of people it will benefit. There is also the negative of potentially preventing a more beneficial development.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option. <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>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
4	To maintain and improve people's health, well-being and community cohesion.	✓✓	✓ / ✗	✓✓	✓ / ✗	✓ / ✗	✓ / ✗	✓ / ✗
		<p>The option will ensure support for services within the towns and the larger villages.</p> <p>The maintenance and improvement of the services available will also aid community cohesion as residents come together to use them. Ease of access to certain services and facilities is also beneficial to resident's health and well-being.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale</p>	<p>The option will support services in the towns; the services will ensure a common focus and aid community cohesion. Good access to certain services and facilities could also improve people's health and well-being.</p> <p>The option's lack of development in larger villages could lead to the loss of community facilities. This could adversely affect people's health and well-being and lose social hubs important to social cohesion.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p>	<p>The option could encourage the maintenance and improvement of facilities within the larger villages.</p> <p>Community facilities act as a social hub within villages as such their encouragement is positive for community cohesion. Good access to certain services and facilities is also beneficial for people's health and well-being.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale</p>	<p>As with option C development in larger villages has a positive impact upon community cohesion. Good access to certain facilities is also beneficial to social cohesion.</p> <p>However, the focus of development on one or two villages limits the positive impact to a relatively small part of the district and could prevent benefits being realised elsewhere.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p>	<p>The option has the benefits to provide the benefits of development to towns and to larger villages outside the green belt as discussed in option a.</p> <p>However, if the larger green belt villages are excluded from housing allocations it could result in the loss of community facilities to the detriment of the health and well-being and the cohesion of the village and surrounding areas.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p>	<p>The option has the benefits to provide the benefits of development to towns and to larger villages outside the AONB as discussed in option a.</p> <p>However, if the larger AONB villages are excluded from housing allocations it could result in the loss of community facilities to the detriment of the health and well-being and the cohesion of the village and surrounding areas.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p>	<p>The area adjacent to Reading has good access to a wide range of services and facilities within Reading. Good access to these services will benefit the health and well-being of residents.</p> <p>Good access to services and facilities within Reading could restrict community cohesion as residents look out of their local community for facilities.</p> <p>Development adjacent to Reading could also divert homes from larger villages removing the wider benefits to community cohesion identified.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	<b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	<b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	enhancement of this effect would only be achieved through an alternative option. <b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓ / ✗ Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities reducing pollution from travel.  The location of homes in larger villages is intended to support local services and will reduce the need to travel long distances for certain purposes.	✓ / ✗ The market towns offer the greatest range of services and facilities in the district. New homes allocated in these areas will have the best access to facilities by sustainable means. This will reduce emissions from transport.  However, the ETI notes that this strategy will have a greater impact on the local road network within the towns. This	✓ / ✗ While development in the larger villages has a positive impact as discussed in option A, the towns remain the most sustainable location for new development in terms of pollution.  Increased levels of development in the larger villages will have the same positive and negative impacts as option A, they will however be	✓ / ✗ This option has the potential to support and improve local services and facilities in one or two larger villages. This will ensure certain facilities are available locally for residents reducing the need to travel.  Certain occasional facilities are not available in the villages as such some travel is	✓ / ✗ This option has the opportunity to provide homes in the towns with the benefits as stated under option A.  The option will have the benefit of some land allocations in the larger villages as described under option A. However the benefit will be limited as the larger villages within the green belt play an important role in providing	✓ / ✗ This option has the opportunity to provide homes in the towns with the benefits as stated under option A.  The option will have the benefit of some land allocations in the larger villages as described under option A. However the benefit will be limited as the larger villages within the AONB play an important role in providing services.	✓ / ✗ Reading acts as a major centre providing a wide range of services and facilities beyond the district bounds.  Locating development on the edge of Reading will allow access to services with journeys of short duration. Good links will also encourage more sustainable means of travel reducing pollution from vehicle

	Option A	Option B	Option C	Option D	Option E	Option F	Option G
	<p>However it is not possible to provide all facilities in a village. Therefore a certain degree of longer distance travel will be required for occasional services.</p> <p>Our Evaluation of Transport Impact (ETI) shows that this strategy has the least impact in terms of total distance travelled and time spent travelling on the road network. This will help minimise pollution from vehicle emissions.</p> <p>The ETI acknowledges this strategy will increase levels of traffic within the main towns. This is particularly relevant for Wallingford and Henley which have AQMA's.</p>	<p>would result in greater vehicle emissions in a concentrated area.</p> <p>This is particularly relevant for Wallingford and Henley which have AQMA's.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p> <p><b>Mitigation:</b> Optimise opportunities for walking and cycling and take account of air quality action plans.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>exaggerated.</p> <p>The results of the ETI show that there is a slight increase in the distance travelled on the road network when compared to Option A.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p>Optimise opportunities for walking and cycling and take account of air quality action plans.</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></p>	<p>required.</p> <p>The concentration of development on one or two villages will remove the benefits of development from other larger villages and the market towns.</p> <p>The results of the ETI show that there is a slight increase in the distance travelled on the road network when compared to Option A.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>services.</p> <p>The potential loss of services from the green belt villages will increase the need to travel to nearby centres increasing pollution from vehicle emissions.</p> <p>The results of the ETI show that there is a slight increase in the distance travelled on the road network when compared to Option A.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>The potential loss of services from the AONB villages will increase the need to travel to nearby centres increasing pollution from vehicle emissions.</p> <p>The results of the ETI show that there is a slight increase in the distance travelled on the road network when compared to Option A.</p> <p><b>Enhancement / Mitigation:</b> Mitigation or enhancement of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>emissions.</p> <p>The significance of the effect is dependent upon the level of housing allocated on the edge of Reading. If a high level of housing is allocated on the edge of Reading, less will be allocated within the district. This will not help to support the viability of services of the larger villages. Therefore, more trips would need to take place from within the district to higher order centres.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p><b>Enhancement / Mitigation:</b> Mitigating the need for long distance travel could only be achieved through an alternative option.</p> <p>Optimise opportunities for walking and cycling and take account of air quality action plans.</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>		Significant.	Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Not significant.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of	✓✓ / x	✓✓	✓✓ / xx	✓ / xx	✓ / xx	✓ / xx	✓✓
		Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities the	The market towns offer the greatest range of services and facilities in the district.  The allocation of new homes in	While development in the larger villages has a positive impact as discussed in option a, the towns remain the	This option has the potential to support and improve local services and facilities in one or two larger villages. This will	This option has the opportunity to provide homes in the towns with the benefits as stated under option a.  The option will	This option has the opportunity to provide homes in the towns with the benefits as stated under option a.  The option will	Reading acts as a major centre providing a wide range of services and facilities beyond the district bounds.

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
	journeys.	<p>length of journeys and need to travel by car will be reduced.</p> <p>The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option. However, efforts should be made to ensure that a range of transport</p>	<p>these areas will reduce the need for car travel and shorten the length and duration of journeys to access services.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p>	<p>most sustainable location for new development in terms of pollution.</p> <p>Increased levels of development in the larger villages will have the same positive and negative impacts as option A, they will however be exaggerated.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option. However, efforts should be made to ensure that a range of transport modes are available, particularly public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p>	<p>shorten the length of journeys and need for car travel.</p> <p>Certain occasional facilities are not available in the villages as such it will still be necessary to travel to larger centres for some facilities.</p> <p>The concentration of development on one or two villages will remove the benefits of development from other larger villages and the market towns.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p>	<p>have the benefit of some land allocations in the larger villages as described under option a. However the benefit will be limited as the larger villages within the green belt play an important role in providing services.</p> <p>The potential loss of services from the green belt villages will increase the need to travel to nearby centres increasing the length of journeys undertaken and the need to travel by car.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p>	<p>have the benefit of some land allocations in the larger villages as described under option a; however the benefit will be limited as the larger villages within the AONB play an important role in providing services.</p> <p>The potential loss of services from the AONB villages will increase the need to travel to nearby centres increasing the length of journeys undertaken and the need to travel by car.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p>	<p>Locating development on the edge of Reading will allow access to services with journeys of short duration. Good links will also encourage more sustainable means of travel reducing the need to travel by car.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>modes are available, particularly public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Positive effect is significant, negative effect is not significant.</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>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Both positive and negative effects would be significant.</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> Negative effect is significant, positive effect is not significant.</p>	<p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Negative effect is significant, positive effect is not significant.</p>	<p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Negative effect is significant, positive effect is not significant.</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>
7	To conserve and enhance biodiversity	<p>✓✓/ ✘</p> <p>The conservation target areas within the district comprise the most important areas for wildlife conservation.</p> <p>The majority of housing would be located at Didcot,</p>	<p>✓✓/ ✘</p> <p>Didcot, Thame and Wallingford are remote from the conservation target areas which would help to minimise impact on biodiversity. Henley borders conservation target areas to the</p>	<p>✓✓/ ✘✘</p> <p>The effect would be similar to that for Option A, however, the negative effect would potentially be greater as this would result in more development close to the</p>	<p>?</p> <p>The effect is difficult to predict as it is dependent upon which villages are chosen and their proximity to the conservation target areas. The effect could be positive or</p>	<p>✓✓/ ✘</p> <p>This option would exclude Berinsfield, where there is a conservation target area due south of the settlement.</p> <p>More housing would be</p>	<p>✓✓</p> <p>This option would exclude Goring, Nettlebed, Sonning Common and Woodcote. These settlements are close the conservation target areas.</p> <p>More housing</p>	<p>✓</p> <p>Several conservation target areas exist on the periphery of Reading within South Oxfordshire. However, it should be possible to select sites that fall</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>Thame and Wallingford. These settlements are remote from the conservation target areas.</p> <p>This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley, Sonning Common, Woodcote, Goring and Nettlebed). This creates the potential for a detrimental impact on biodiversity, depending upon which sites are allocated.</p> <p><b>Mitigation:</b> Avoid conservation target areas and use biodiversity assessments to inform site the allocation process.</p> <p><b>Likelihood:</b></p>	<p>south and north west and these areas may be affected by new housing.</p> <p><b>Mitigation:</b> Avoid the conservation target areas in site selection process. Use biodiversity assessments to inform any site allocation process.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>conservation target areas, particularly in the south eastern part of the district.</p> <p><b>Mitigation:</b> Avoid conservation target areas and use biodiversity assessments to inform site the allocation process.</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>negative.</p>	<p>allocated at Benson, Cholsey, Crowmarsh and Wheatley. To the west of Wheatley is a large conservation target area which could be affected depending upon the site(s) allocated.</p> <p><b>Mitigation:</b> Avoid the conservation target areas in site selection process. Use biodiversity assessments to inform any site allocation process.</p>	<p>would be allocated at Chalgrove, Chinnor and Watlington. These settlements are not in close proximity to the conservation target areas.</p> <p>This option will help to minimise impact on biodiversity.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>outside of these areas.</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>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		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.						
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	x	x	x	x	x	x	x
		<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by assessing impact on landscape</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by assessing impact on landscape</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by assessing impact on landscape</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance; although the provision of development in fewer locations makes avoiding designated areas more feasible.</p> <p><b>Mitigation:</b> Could be partly mitigated by assessing impact on landscape</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>However this option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by assessing impact on landscape</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does however offer particular protection villages in the AONB. There is however potential for development in areas designated of landscape importance in towns.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>However this option does not afford any particular protection to areas designated for their landscape importance; some land around Reading is designated as AONB.</p> <p><b>Enhancement / Mitigation:</b> Mitigation of this effect would only be achieved</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		when allocating sites for development.  <b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	when allocating sites for development.  <b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	when allocating sites for development.  <b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	when allocating sites for development.  <b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	when allocating sites for development.  <b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	through an alternative option.  <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.	through an alternative option.  <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.
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment	✓  Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones. The individual sections relating to each town provides more analysis in relation to site options and flood risk.  Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements	✓  Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones. The individual sections relating to each town provides more analysis in relation to site options and flood risk. Larger sites would be required through this option to accommodate a larger number of houses.	✓  The effect would be similar to that for Option A.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.	✓  The effect would be similar to that for Option A. However, there may be scope to select 1 or 2 larger villages which are remote from the flood zones. This would result in n more positive effect.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <b>Likelihood:</b>	✓  The effect would be similar to that for Option A, although housing would not be allocated at Berinsfield.  Slightly more housing would be allocated at Benson, Cholsey, Crowmarsh and Wheatley. All of these settlements are in the vicinity of flood zones.  <b>Enhancement:</b> Use sequential test approach and only develop land	✓  The effect is similar to that for Option A. This option would exclude Goring, Nettlebed, Sonning Common and Woodcote. Of these settlements, only Goring is in the vicinity of a flood zone.  More housing would be allocated at Chalgrove, Chinnor and Watlington.  Of these,	✓  Areas of flood zone exist in the vicinity of Reading. However, land is available outside of the flood zones.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		that are not within a flood zone.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.	<b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.		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.	that is flood zone 1 in first instance.  <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.	Chalgrove and Watlington are in the vicinity of flood zones.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.  <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.	Short to long term <b>Significance of effect:</b> Significant.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	x	x	x	x	x	x	x
		The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only	The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only	The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only	The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only	The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only	The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only	The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.  <b>Mitigation:</b> Mitigation of this effect would only

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	be achieved through an alternative option.  <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

**The options have a neutral effect against the following objectives:**

- 2 - To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 9 - To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 - To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 14 - To ensure high and stable levels of employment.
- 15 - To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages
- 16 - 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.
- 17 - To encourage the development of a buoyant, sustainable tourism sector.
- 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions.

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 6a: Housing distribution following on from housing distribution in table 6 above**

<b>Option A</b>	Preferred strategy – Remove the Central Oxfordshire Sub-Region and have two way split (Didcot and Rest of District) applying proportional growth to the rest of the district.
<b>Option B</b>	Retain the Central Oxfordshire Sub-Region and have three way split in district (Didcot, Central Oxfordshire and Rest of District).
<b>Option C</b>	Remove the Central Oxfordshire Sub-Region and have two way split (Didcot and Rest of District) allocating more housing to Wallingford (higher than option with Central Oxfordshire Sub-Region retained).
<b>Option D</b>	Remove the Central Oxfordshire Sub-Region and have two way split (Didcot and Rest of District) allocating more housing to Thame (higher than option with Central Oxfordshire Sub-Region retained).

### Summary of the significant effects:

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

All options allow for development in the district's towns and larger villages and have positive significant effects on this objective. These settlements offer the highest proportion of services and facilities and development there would ensure easier access to them by new residents. This would also help sustain the services and facilities. Option A performs better however as proportional growth would mean the general balance between market towns and villages is maintained and better supports a strong network of settlements.

#### **Objective 4: To maintain and improve people's health, well-being and community cohesion.**

All options were found to have significant positive effects on objective 4. They would still mean development in the district's towns and larger villages allowing new residents access to services and facilities that can improve their help and well being. Option A performs better however as proportional growth would mean development was proportional to the size of the settlement allowing easier integration with the existing community.

#### **Objective 6: To improve travel choice and accessibility, reduce the need for travel and shorten the length and duration of journeys.**

All options were found to have a significant impact upon objective 6. They all offer the benefits of development in towns whilst also maintaining and improving services in rural areas reducing journey durations and car travel from these areas.

#### **Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance**

All options score negatively against this objective as they would result in the development of green field land.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.**

All options score negatively against this objective as they would result in the development of green field land.

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

		Option A	Option B	Option C	Option D
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p style="text-align: center;">✓</p> <p>The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>The option will provide the opportunity for residents to live in a decent home. The objective however will be more directly affected by the level of development rather than the location.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p style="text-align: center;">✓✓</p> <p>Proportional growth will mean appropriate growth in towns and larger villages that can offer access to local services and facilities for new residents. This option also helps maintain the balance between market towns and larger villages and supports a strong network of settlements .</p>	<p style="text-align: center;">✓</p> <p>Retaining the Central Oxfordshire sub-region can still mean development in towns and larger villages that offer access to services and facilities but not in a proportionate way. Settlements growing in a disproportionate way can potentially overload services</p>	<p style="text-align: center;">✓</p> <p>Allocating more housing in Wallingford still means development in towns and larger villages that offer access to services and facilities but not in a proportionate way. Settlements growing in a disproportionate way can</p>	<p style="text-align: center;">✓</p> <p>Allocating more housing in Thame still means development in towns and larger villages that offer access to services and facilities but not in a proportionate way. Settlements growing in a disproportionate way can</p>

		Option A	Option B	Option C	Option D
		<p>Within the strategy for a network of settlements larger villages will also offer links to wider services in nearby settlements.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>and does not best support a strong network of settlements.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>potentially overload services and does not best support a strong network of settlements.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>potentially overload services and does not best support a strong network of settlements.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p style="text-align: center;">✓✓</p> <p>Proportionate growth will help community cohesion by delivering development that is appropriate in size to the settlement allowing easier integration with the existing community.</p> <p>Ease of access to certain services and facilities is also beneficial to resident's health and well being.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p> <p><b>Likelihood:</b></p>	<p style="text-align: center;">✓</p> <p>The option will still offer support for services within towns and larger villages benefiting health and well being but allocating in a disproportionate way could lead to services being overloaded.</p> <p>It could also mean that integration with the existing community is more difficult.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p>	<p style="text-align: center;">✓</p> <p>The option will still offer support for services within towns and larger villages benefiting health and well being but allocating more in Wallingford could lead to services being overloaded.</p> <p>It could also mean that integration with the existing community is more difficult.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p>	<p style="text-align: center;">✓</p> <p>The option will still offer support for services within towns and larger villages benefiting health and well being but allocating more in Thame could lead to services being overloaded.</p> <p>It could also mean that integration with the existing community is more difficult.</p> <p><b>Enhancement:</b> There is little scope to enhance this option.</p>

		Option A	Option B	Option C	Option D
		<p>Medium  <b>Scale:</b>  Large scale  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Significant.</p>	<p><b>Likelihood:</b>  Medium  <b>Scale:</b>  Large scale  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Significant.</p>	<p><b>Likelihood:</b>  Medium  <b>Scale:</b>  Large scale  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Significant.</p>	<p><b>Likelihood:</b>  Medium  <b>Scale:</b>  Large scale  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Significant.</p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p>✓✓ / ✗</p> <p>Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced.</p> <p>The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p><b>Enhancement / Mitigation:</b>  Mitigation of this effect would only be achieved through an alternative option. However, efforts should be made to ensure that a range of transport modes are available, particularly public</p>	<p>✓✓ / ✗</p> <p>Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced.</p> <p>The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p><b>Enhancement / Mitigation:</b>  Mitigation of this effect would only be achieved through an alternative option. However, efforts should be made to ensure that a range of transport modes are available,</p>	<p>✓✓ / ✗</p> <p>Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced.</p> <p>The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p><b>Enhancement / Mitigation:</b>  Mitigation of this effect would only be achieved through an alternative option. However, efforts should be made to</p>	<p>✓✓ / ✗</p> <p>Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities the length of journeys and need to travel by car will be reduced.</p> <p>The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p><b>Enhancement / Mitigation:</b>  Mitigation of this effect would only be achieved through an alternative option. However, efforts should be made to</p>

		Option A	Option B	Option C	Option D
		<p>transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Positive effect is significant, negative effect is not significant</p>	<p>particularly public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Positive effect is significant, negative effect is not significant</p>	<p>ensure that a range of transport modes are available, particularly public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Positive effect is significant, negative effect is not significant</p>	<p>ensure that a range of transport modes are available, particularly public transport and community transport schemes, to reduce the need for these journeys to be made by private car.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Positive effect is significant, negative effect is not significant</p>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	x	x	x	x
		<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by</p>	<p>The provision of additional homes will require the use of greenfield land.</p> <p>This option does not afford any particular protection to areas designated for their landscape importance.</p> <p><b>Mitigation:</b> Could be partly mitigated by</p>

		Option A	Option B	Option C	Option D
		<p>assessing impact on landscape when allocating sites for development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>assessing impact on landscape when allocating sites for development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>assessing impact on landscape when allocating sites for development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>assessing impact on landscape when allocating sites for development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<p style="text-align: center;">x</p> <p>The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.</p> <p><b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p style="text-align: center;">x</p> <p>The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective.</p> <p><b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p style="text-align: center;">x</p> <p>The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective. Although more housing in Wallingford would mean a loss of more greenfield land in the town this may be offset with less greenfield land being used in Thame</p> <p><b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm</p>	<p style="text-align: center;">x</p> <p>The provision of additional homes will require the use of greenfield land. The specific location of developments will have a greater impact on this objective. Although more housing in Thame would mean a loss of more greenfield land in the town this may be offset with greenfield land being used in Wallingford.</p> <p><b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm</p>

		Option A	Option B	Option C	Option D
				<b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
18	Support community involvement in decisions affecting them and enable communities to provide local services and solutions	✓✓ Consultation so far suggests that the community understands more clearly proportional growth and would advocate this approach. <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Temp <b>Timing:</b> Short term <b>Significance of effect:</b> Not significant.	x Having the Central Oxfordshire sub region would not allow for proportional growth; the preference for communities as indicated in previous consultations. <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Temp <b>Timing:</b> Short term <b>Significance of effect:</b> Not significant.	x Having more development in Wallingford would not allow for proportional growth; the preference for communities as indicated in previous consultations. <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Temp <b>Timing:</b> Short term <b>Significance of effect:</b> Not significant.	x Having more development in Thames would not allow for proportional growth; the preference for communities as indicated in previous consultations. <b>Likelihood:</b> Medium <b>Scale:</b> Large scale <b>Temp or perm:</b> Temp <b>Timing:</b> Short term <b>Significance of effect:</b> Not significant.

**The options have a neutral effect against the following objectives:**

5 – To reduce harm to the environment by seeking to minimise pollution of all kinds.

7 - To conserve and enhance biodiversity.

9 - To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.

10 - To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.

11 - To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.

12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.

14 - To ensure high and stable levels of employment and facilitate inward investment within the district.

- 15 - To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages
- 16 - 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.
- 17 - To encourage the development of a buoyant, sustainable tourism sector.

## Table 7: Gypsies, travellers and travelling show people strategy

<b>Option A</b>	Preferred strategy – retention of existing sites with extensions where possible; identifying new sites through the Site Allocations DPD and Didcot Area Action Plan with given priorities.
<b>Option B</b>	Retention of existing sites and the reliance upon a criteria based approach in selecting new sites for gypsies, travellers and travelling show people.

### Summary of the significant effects:

#### **Objective 1: To help to provide existing and future residents with the opportunity to live in a decent home.**

Option A is a major positive as the process of allocating sites ensures they have good links to services and facilities and addresses the established housing needs for gypsies, travellers and travelling show people. Safeguarding existing sites will also help achieve this objective. Option B is less flexible, limits opportunities and does not address need.

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

Both options would ensure good access to services and facilities for residents.

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

Option A would locate new sites with newly created and existing communities increasing the opportunity for interaction. The allocation of sites will increase community involvement and help strengthen understanding between the gypsies and travellers and the existing communities. Option B would not help community cohesion.

#### **Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option A will ensure that any new sites created are well located in relation to facilities and services so reducing the need to travel by car. The criteria based approach of Option B will also ensure that sites developed are close to existing services and facilities.

#### **Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.**

Without a set of priorities Option B could increase the amount of sites coming forward through applications and be contrary to this objective. It would not promote suitable sites.

**Objective 9: To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.**

Without a set of priorities Option B could increase the amount of sites coming forward through applications and be contrary to this objective. It would not promote suitable sites.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

Without a set of priorities Option B could increase the amount of sites coming forward through applications and be contrary to this objective. It would not promote suitable sites.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources / material assets, such as landscape, minerals, bio-diversity and soil quality.**

Option A will help to identify brownfield and/or sites that place less pressure on resources at both allocation of sites and development management level.

**Objective 18: Support community involvement in decisions affecting them and enable communities to provide local services and solutions.**

Option A prefers to locate sites with newly created and existing communities. This will encourage stronger links with the wider community. Allocating sites will increase community involvement, help increase understanding between gypsy and travellers and the settled community, decrease controversy and time spent in the planning application process.

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

		Option A	Option B
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p style="text-align: center;">✓✓</p> <p>The safeguarding of existing sites will assist in the retention of decent homes for gypsies, travellers and travelling show people. The potential expansion of existing sites will assist in the achievement of this aim.</p> <p>The strategy will have a major positive impact on the objective as it addresses an established need for homes for gypsies, travellers and travelling show people in the district. The creation of homes will have a long lasting positive impact.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p style="text-align: center;">✓</p> <p>The safeguarding of existing sites will assist in the retention of decent homes for gypsies, travellers and travelling show people.</p> <p>The prescriptive approach of the option has limited flexibility restricting the ability to respond to changing circumstances. In view of this the option has a potentially limited benefit to the objective for future residents.</p> <p>The retention of existing units will have a positive impact on the objective. However this will not help addressing the established need for further units. The option also provides for further sites, however it gives limited scope to exploring strategic issues such as preferred areas of search for sites. Therefore the ability to provide decent homes is potentially limited.</p> <p>This option would fail to allocate land for identified need without which there is not enough certainty on the delivery of all accommodation required to satisfy identified need for gypsies and travellers and travelling show people in the district.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>

		Option A	Option B
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p style="text-align: center;">✓</p> <p>The provision of additional authorised pitches has the potential to offer the benefits of a planned development to residents who may otherwise have used unauthorised encampments. This is likely to benefit residents in areas such as highway safety.</p> <p>The safety of sites is however more likely to be impacted by details considered at the design stage; in view of this the positive impact on the objective is minor.</p> <p><b>Enhancement:</b> Enhancement of this objective would be at the design stage.</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> Not significant.</p>	<p style="text-align: center;">✓</p> <p>The provision of additional authorised pitches has the potential to offer the benefits of a planned development to residents who may otherwise have used unauthorised encampments. This is likely to benefit residents in areas such as highway safety.</p> <p>The safety of sites is however more likely to be impacted by details considered at the design stage. In view of this the positive impact on the objective is minor.</p> <p><b>Enhancement:</b> Enhancement of this objective would be at the design stage.</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> Not significant.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p style="text-align: center;">✓✓</p> <p>Working to a set of priorities will ensure that any new sites allocated are well located in relation to facilities and services. This will ensure that residents have good access to services and facilities.</p> <p><b>Enhancement:</b> Ensuring allocated sites are close to services and facilities would enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide</p>	<p style="text-align: center;">✓✓</p> <p>Although this option will only deal with accessibility at the purely development management level, the criteria based will ensure as effectively as per the preferred option that sites are located to ensure improved accessibility.</p> <p><b>Enhancement:</b> Ensuring allocated sites are close to services and facilities would enhance this effect.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b></p>

		Option A	Option B
		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	✓✓	✗
		<p>Option A prefers to locate sites with newly created and existing communities. The opportunity for interaction will encourage stronger links with the wider community than an isolated settlement may encourage.</p> <p>The allocation of sites at a strategic level will increase community involvement, understanding between the gypsy and travellers and the settled community, decrease controversy, improve community cohesion and time spent in the planning application process.</p> <p><b>Enhancement:</b>  There is little scope to enhance this effect.</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>Dealing with the integration of the gypsy and traveller community at planning application level is unlikely to help community cohesion and it will continue to be an area which will divide communities.</p> <p><b>Mitigation:</b>  Mitigation of this effect would only be achieved through an alternative effect.</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>

		Option A	Option B
5	To reduce harm to the environment by seeking to minimise pollution of all kinds.	<p style="text-align: center;">✓</p> <p>The preference for sites in proximity to settlements with a range of facilities should reduce the need for car travel.</p> <p>The impact on this objective is likely to be long lasting. However it is only likely to impact emissions from car travel as such the positive impact is minor.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>The preference for sites in proximity to settlements with a range of facilities should reduce the need for car travel.</p> <p>The impact on this objective is likely to be long lasting. However it is only likely to impact emissions from car travel as such the positive impact is minor.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">✓✓</p> <p>Option A will ensure that any new sites created are well located in relation to facilities and services. This will ensure that residents have good access to services and facilities.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b></p>	<p style="text-align: center;">✓✓</p> <p>Although this option will only deal with accessibility at the purely development management level, the criteria based will ensure as effectively as per the preferred option that sites are located to ensure improved accessibility.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b></p>

		Option A	Option B
		Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	0 The combination of established priorities, allocation of sites and the criteria based development management policy will help ensure that there will be no impact on this objective.	x The lack of priorities and site allocation procedures is likely to increase the amount of sites coming forward from the planning application process which would be contrary to this objective. <b>Mitigation:</b> Use national and regional policies that seek to conserve and where possible enhance landscapes and the countryside. <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.
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	0 The combination of established priorities, allocation of sites and the criteria based development management policy will help ensure that there will be no impact on this objective.	x The lack of priorities and site allocation procedures is likely to increase the amount of sites coming forward from the planning application process which would be contrary to this objective. <b>Mitigation:</b> This could be mitigated in part at the application stage by requiring a design that is both high quality and sympathetic to its surroundings. <b>Likelihood:</b> High <b>Scale:</b> District wide

		Option A	Option B
			<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 flooding and resulting detriment to public well-being, the economy and the environment.	0 The combination of established priorities, allocation of sites and the criteria based development management policy will help ensure that there will be no impact on this objective.	x The lack of strategic sequential test and site allocation of sites is likely to increase the amount of sites coming forward from the planning application process which would be contrary to this objective.  Although, the criteria based policy would not support a planning permission on those sites, this option would have a minor long term <u>significant</u> effect on this objective because it would not promote suitable sites.  <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.  <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.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape,	✓ The use of priorities in this option will help to identify brownfield and/or sites which place less pressure on resources at both allocation of sites and development management level.  <b>Enhancement:</b>	? This option relies only on a criteria based policy. How well this will perform against this objective could only be done through the planning application process and therefore its effect cannot be assessed.

		Option A	Option B
	minerals, biodiversity and soil quality.	<p>There is little scope to enhance this option.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	
18	Support community involvement in decisions affecting them and enable communities to provide local services and solutions	✓✓	✗
		<p>The strategy's sequential approach in locating new sites prefers to locate sites with newly created and existing communities. The opportunity for interaction will encourage stronger links with the wider community than an isolated settlement may encourage.</p> <p>The allocation of sites at strategic level will increase community involvement, help increase understanding between the gypsy and travellers and the settled community, decrease controversy and time spent in the planning application process.</p> <p>This is a long lasting <u>significant</u> impact that helps the integration of the gypsy and traveller community.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b></p>	<p>Dealing with the integration of the gypsy and traveller community at planning application level is unlikely to help community cohesion and it will continue to be an area which will divide communities.</p> <p>The impact of the option affects the entire gypsy and traveller community as well as those communities where they try to settle therefore its impact is <u>significant</u> and long lasting.</p>

		Option A	Option B
		Significant.	

**The options have a neutral effect against the following objectives:**

7 - To conserve and enhance biodiversity.

10 - To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change

12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.

14 - To ensure high and stable levels of employment and facilitate inward investment within the district.

15 - To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages

16 - 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.

17 - To encourage the development of a buoyant, sustainable tourism sector.

## Predicting and assessing the effects of the strategy against the sustainability objectives

**Table 8: Town centres and retail**

### **Summary of the significant effects:**

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

Concentrating retail uses in the town centres will help to create vibrant town centres which will encourage other businesses to locate there. This would help to reduce anti-social behaviour through better surveillance by increased footfall.

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

The strategy will also help to maintain a vibrancy and sense of community cohesion through a thriving economy and the opportunity to interact with friends and colleagues.

**Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds.**

Concentration of retail uses in town centre sites will encourage the use of public transport routes into and between town centres. This may reduce dependence on private transport and reduce road traffic pollution

**Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

The strategy will encourage the use of public transport routes into and between town centres which may reduce dependence on private transport and reduce road traffic pollution.

**Objective 7: To conserve and enhance biodiversity.**

It will also result in an efficient use of land and help reduce any pressure to develop any open or green spaces on the edge of the main towns, thus helping to preserve biodiversity.

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.**

Concentrating retail uses in the town centres will help protect and enhance the district's open spaces.

**Objective 10: To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials, maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.**

Concentration of retail uses in existing town and village centres makes good use of sustainable resources.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.**

Support for the existing retail uses in town and village centres and concentration of any future retail and leisure uses will represent an efficient use of land and reduce an efficient use of land and reduce development pressure on the countryside.

**Objective 14: To ensure high and stable levels of employment and facilitate inward investment within the district.**

Encouraging a strong and vibrant retail sector should help ensure high and stable employment levels.

**Objective 15: To assist in the development of a strong innovative and knowledge based economy that delivers high-value-added, sustainable, low-impact activities, small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.**

A strong retail sector provides complementary and supportive services to the employment sector. Retaining a retail presence in the larger villages provides a focus which will enhance the rural economy.

**Objective 17: To encourage the development of a buoyant, sustainable tourism sector.**

The knock on effect should be positive on complementary uses such as tourism, leisure and cultural facilities in the main centres.

**Objective 18: Support community involvement in decisions affecting them and enable communities to provide local services and solutions.**

In rural areas the shop may act as the centre of the community. Involvement in the provision of a community shop may be a positive outcome of a community plan.

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

Sustainability Objective		Predicted effects	
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p style="text-align: center;">✓✓</p> <p>This strategy would concentrate shopping development in the primary and secondary frontages of the towns helping to create vibrant town centres which will encourage other businesses to locate there. The concentration of retail and business uses may reduce anti-social behaviour through surveillance by increased footfall.</p> <p><b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>	<p><b>Likelihood:</b> High <b>Scale:</b> Large scale - the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p style="text-align: center;">✓</p> <p>Concentration of the retail uses in the primary and secondary shopping frontages will help the creation of linked trips to other social and recreational destinations such as libraries, health centres and cultural facilities.</p> <p><b>Enhancement:</b> Ensure that the district and local centres are served by a range of sustainable transport modes including, public transport, walking and cycling.</p>	<p><b>Likelihood:</b> Medium <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p style="text-align: center;">✓✓</p> <p>Keeping retail uses in the town centres maintains a vibrancy and sense of community cohesion through a thriving economy and the opportunity to interact with friends and colleagues.</p>	<p><b>Likelihood:</b> High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>

Sustainability Objective		Predicted effects	
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓✓ Concentration of retail uses in town centre sites will encourage the use of public transport routes into and between town centres. This may reduce dependence on private transport and reduce road traffic pollution.  <b>Enhancement:</b> Ensure that the district and local centres are served by a range of sustainable transport modes including, public transport, walking and cycling.	<b>Likelihood:</b> Medium to 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.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓ Supporting the existing town centres as main shopping destinations will encourage and strengthen public transport provision already based on those centres. The greater number of people who use the facilities in town centres the greater the demand for public transport.  <b>Enhancement:</b> Ensure that the district and local centres are served by a range of sustainable transport modes including, public transport, walking and cycling.	<b>Likelihood:</b> Medium to 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.
7	To conserve and enhance biodiversity.	✓ Concentration within existing built up areas may help preserve out of town greenfield sites from development.	<b>Likelihood:</b> Medium to High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

Sustainability Objective		Predicted effects	
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	✓ Concentration on the existing shopping areas will reduce any pressure to develop any open or green spaces on the edge of the main towns.	<b>Likelihood:</b> Medium to High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	? This is essentially a design consideration. <b>Implementation:</b> Any new retail development should be carefully designed to enhance the existing frontages and fit in with the prevailing historic environment. Our Design Guide sets out the relevant principles for integrating any new development into the existing townscape. Rural retail provision, particularly in towns which have a high number of independent retailers can add to the attractiveness of country towns for tourism purposes.	
10	To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change	✓ Concentration of retail uses in existing town and village centres makes good use of sustainable resources.	<b>Likelihood:</b> Medium to High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

Sustainability Objective		Predicted effects	
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	✓✓ Support for the existing retail uses in town and village centres and concentration of any future retail and leisure uses will represent an efficient use of land and reduce development pressure on the countryside.	<b>Likelihood:</b> Medium to High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
14	To ensure high and stable levels of employment and facilitate inward investment within the district.	✓✓ Encouraging a strong and vibrant retail sector should have a significant effect on ensuring high and stable employment levels. The knock on effect should be positive on complementary uses such as leisure and cultural facilities in the main centres.	<b>Likelihood:</b> High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant
15	To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages	✓ A strong retail sector provides complementary and supportive services to the employment sector. Retaining a retail presence in the larger villages provides a focus which will enhance the rural economy.	<b>Likelihood:</b> High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant

Sustainability Objective		Predicted effects	
17	To encourage the development of a buoyant, sustainable tourism sector.	✓✓	<p>A buoyant retail sector is a vital factor in attracting tourists to the attractive historic town centres. The rural economy benefits from a broad cross section of retail uses in the larger villages.</p> <p><b>Enhancement:</b> Complementary cultural services, such as cafes and theatre broaden the tourism appeal.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant</p>
18	Support community involvement in decisions affecting them and enable communities to provide local services and solutions	✓	<p>In rural areas the shop may act as the centre of the community. Involvement in the provision of a community shop may be a positive outcome of a community plan.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large scale – the main retail centres <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant</p>

**The options have a neutral effect against the following objectives:**

- 1 To help to provide existing and future residents with the opportunity to live in a decent home.
- 11 To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.  
**NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
- 16 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.

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 9: The environment strategy**

### **Summary of the significant effects:**

#### **Objective 1: To help provide existing and future residents with the opportunity to live in a decent home**

The strategy scores negatively against this objective as the number of sites suitable for housing development or the area suitable for development within individual sites may be constrained. The effect is mitigated though as the strategy supports suitably located development necessary for the provision of adequate housing in the AONB and provides for a limited review of the green belt around Berinsfield and Wheatley to accommodate some housing.

#### **Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds**

The strategy scores positively against this objective with its reference to national and regional guidance, which seeks to ensure that new development is located away from existing and proposed pollution sources.

#### **Objective 8: To protect and enhance the district's open space and countryside and in particular, those areas designated for their landscape importance**

The strategy scores positively against this objective as it aims to protect the districts landscape character and key features.

#### **Objective 9: To protect and enhance the district's historic environment and to ensure that new development is of a high design quality and reinforces local distinctiveness.**

The strategy scores positively against this objective as it follows government advice in PPG15 and PPG16, which should ensure that the historic environment within the district is protected.

#### **Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

The strategy scores positively against this objective as it restricts development to flood zone one and would therefore not increase the risk of flooding in the future.

#### **Objective 15: To assist in the development of a strong, innovative and knowledge based economy that delivers high value added, sustainable, low impact activities and small firms particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages**

The strategy scores negatively against this objective as the number of sites suitable for employment development or the area suitable for development within individual sites may be constrained. The strategy could also effect the viability of rural settlements and major centres of employment and small enterprises in converted agricultural buildings in rural areas. The effect is mitigated as the strategy supports suitably located and designed development necessary to facilitate economic and social well being within the AONB and identifies major developed sites within the green belt.

**Objective 17: To encourage the development of a buoyant, sustainable tourism sector**

The strategy scores positively against this objective as it would protect and enhance the natural, built and historic assets of the district, which are a main source of tourist attraction.

The strategy will have significant positive effects regarding the protection and enhancement of the natural and built environment including biodiversity, archaeology, landscape character, flood risk and climate change.

There are land use conflicts between environmental objectives and the social economic needs of the district shown particularly when providing for housing need and the economic objectives for the district particularly in the rural areas. However, the strategy is flexible enough to balance these competing needs within its proposals and the help of complementary strategies in other sections of the Core Strategy. Development management policies should be able to provide more detail guidance on these areas.

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

		Predicted effect	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	x	
		<p>The strategy aims to reduce the environmental impact of new development. When looked at it in isolation it may constrain the number of sites suitable for housing development or the area suitable for development in individual sites.</p> <p><b>Mitigation:</b> This effect is mitigated as the strategy supports suitably located and designed development necessary for the provision of adequate housing within the AONB and provides for a limited review of the green belt around Berinsfield and Wheatley to accommodate some housing.</p>	<p><b>Likelihood:</b> Low, given mitigation of the effect</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓	
		<p>The strategy does not refer directly to minimising pollution. However, the strategy will be used in conjunction in national guidance (PPS23) and regional guidance (South East Plan). These seek to address pollution by ensuring that new development is located away from existing and proposed pollution sources.</p> <p><b>Enhancement:</b> It is difficult to enhance this effect further.</p>	<p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	✓✓	
		<p>The strategy aims to protect the districts landscape character and key features from inappropriate development and secure enhancements where appropriate. The landscape quality within the AONB will also be protected. The parameters for the enhancement and protection of these spaces should be set up in development management policies.</p>	<p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b></p>

		Predicted effect	
			Significant.
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	<p style="text-align: center;">✓✓</p> <p>The strategy follows Government advice in PPG15 and 16 and their objectives for the protection and enhancement of the historic environment and archaeology. This should ensure that the historic environment within the district is protected.</p> <p><b>Enhancement:</b> Ensure reference is made to the use of our Design Guide.</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>
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<p style="text-align: center;">✓✓</p> <p>The strategy is very clear on its preferred location for new development with regards to flood risk by proposing that new development is allowed in flood zone one. The strategy specifies that there is sufficient land available outside higher risk zones two and three to justify not applying a sequential test for development in these higher risk zones. This is a crucial proposal to reduce risk of flooding in the future.</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>
15	To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages	<p style="text-align: center;">x</p> <p>The strategy seeks to reduce the environmental impact of new development, which may constrain the number of sites suitable for employment development or the area suitable for development in individual sites i.e. within the green belt and AONB. It could potentially affect the vitality of rural settlements and major centres of employment and the small enterprises in converted agricultural buildings in the rural area.</p> <p><b>Mitigation:</b> This effect is mitigated as the strategy supports suitably located and designed development necessary to facilitate the economic and social well-being of the areas and their communities within the AONB and identifies major developed sites within the green belt.</p>	<p><b>Likelihood:</b> Low, given mitigation of effect <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant</p>

		Predicted effect	
17	To encourage the development of a buoyant, sustainable tourism sector.	✓	
		<p>South Oxfordshire's natural, built and historical assets are an attraction for tourists and visitors. Currently tourism accounts for 10% of the employment in the district. The protection and enhancement of this main source of tourism attraction is bound to maintain and likely to help the increase of tourism in the area.</p> <p><b>Enhancement:</b> However, the encouragement of sustainable forms of tourism which would help a thriving tourism economy and the long term preservation and enhancement of the districts' assets would be promoted further through a set of development management policies and wider council initiatives.</p>	<p><b>Likelihood:</b> Medium</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Whilst important, this effect on its own is unlikely to encourage the development of a sustainable tourism sector. Not Significant.</p>

**The options have a neutral effect against the following objectives:**

- 2 To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 3 To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services
- 4 To maintain and improve people's health, well-being and community cohesion.
- 6 To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
- 7 To conserve and enhance biodiversity.
- 10 To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change
- 12 To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14 To ensure high and stable levels of employment.
- 16 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.
- 18 Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 10: Quality development**

<b>Option A</b>	Require 20% of energy demand from new development to come decentralised and renewable or low carbon sources but accept a lower proportion where it can be demonstrated that due to technical or site constraints this would not be feasible or viable.
<b>Option B</b>	Require a fixed % for the proportion of energy demand from new development to come decentralised and renewable or low carbon sources e.g. either 10%, 15% or 20%.
<b>Option A*</b>	Require Code Level 4 for all new housing from adoption of Core Strategy in 2011
<b>Option B*</b>	Require Code Level 3 for new housing, rising to Code Level 4 in 2013
<b>Option C*</b>	Require Code Level 3 for new housing and Code Level 4 for schemes of 200+ houses from adoption of Core Strategy in 2011 and Code level 4 for all new housing in 2013

### Summary of the significant effects:

#### **Objective 1: providing residents with the opportunity to live in a decent home**

Option A\*, B\* and C\* score positively against this objective.

#### **Objective 4: Improving peoples health and well being**

Both Option A\* and C\* score more positively than B\* as the benefits of Code Level 4 will be realised sooner.

#### **Objective 5: Reducing harm to the environment and minimising pollution**

Both options A and B have a major positive impact. Options A\*, B\* and C\* score positively, but Option B\* scores less positively as the benefits of Code Level 4 will be realised sooner.

#### **Objective 7: Conserving and enhancing biodiversity**

Options A\*, B\* and C\* score positively, but Option B\* scores less positively as the benefits of Code Level 4 will be realised sooner.

#### **Objective 10: Seeking to address the causes and effects of climate change**

Both options A and B have a major positive impact. Options A\*, B\* and C\* score positively, but Option B\* scores less positively as the benefits of Code Level 4 will be realised sooner.

**Objective 12: Minimising waste generation and the reuse of waste**

Both options A and B have a major positive impact. Options A\*, B\* and C\* score positively, but Option B\* scores less positively as the benefits of Code Level 4 will be realised sooner.

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

	Sustainability objective	Option A	Option B	Option A*	Option B*	Option C*
1	To help to provide existing and future residents with the opportunity to live in a decent home.	0	0	✓	✓	✓
		Such a requirement will add to the costs of building new homes, which may affect their delivery.  However, this is unlikely in reality. This is becoming standard practice nationally and meeting energy demand from decentralised renewable sources will also be required through the ramping up of the Building Regulations. The costs of this technology are also predicted to fall as these practices become more mainstream.	Such a requirement will add to the costs of building new homes, which may affect their delivery.  However, this is unlikely in reality. This is becoming standard practice nationally and meeting energy demand from decentralised renewable sources will also be required through the ramping up of the Building Regulations. The costs of this technology are also predicted to fall as these practices become more mainstream.	Achieving Code Level 4 will provide 'decent' energy efficient and more sustainable homes.  There are cost implications to this that may affect the delivery of new housing. However, Code Level 4 standards will be mandatory through the Building Regulations in 2013, two years after the adoption of the Core Strategy.  <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.	Achieving Code Levels 3 and 4 will provide 'decent' energy efficient and more sustainable homes.  There are cost implications to this that may affect the delivery of new housing. However, the requirements of Code Level 3 and 4 will be mandatory through the Building Regulations in 2010 and 2013 respectively.  <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.	Achieving Code Levels 3 and 4 will provide 'decent' energy efficient and more sustainable homes.  There are cost that may affect the delivery of new housing. However, the requirements of Code Level 3 and 4 will be mandatory through the Building Regulations in 2010 and 2013 respectively.  <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.
4	To maintain and	0	0	✓✓	✓	✓✓

	Sustainability objective	Option A	Option B	Option A*	Option B*	Option C*
	improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	This option would not affect this objective.	This option would not affect this objective.	<p>The Code specifically deals with health and well being in terms of standards for daylight, sound insulation, private space and Lifetime Homes. Achieving Code Level 4 for all housing will contribute directly towards this objective.</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>The Code specifically deals with health and well being in terms of standards for daylight, sound insulation, private space and Lifetime Homes. Achieving Code Level 3 and 4 come 2013 will contribute directly towards this objective. The effect would be slightly less positive as the benefits of Code Level 4 would be realised later come 2013.</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>The Code specifically deals with health and well being in terms of standards for daylight, sound insulation, private space and Lifetime Homes. Achieving Code Level 3 and 4 for large scale housing schemes will contribute directly towards this objective.</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>
5	To reduce harm to the	✓✓	✓✓	✓✓	✓	✓✓

	Sustainability objective	Option A	Option B	Option A*	Option B*	Option C*
	environment by seeking to minimise pollution of all kinds	<p>Securing a proportion of energy demand to come from renewable energy will result in a reduction in CO2 emissions from new development.</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>Securing a proportion of energy demand to come from renewable energy will result in a reduction in CO2 emissions from new development.</p> <p>This option would have a slightly more positive effect as only development that meets a certain target % would receive planning permission.</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>Achieving Code Level 4 provides high levels of energy efficiency and will achieve a 44% improvement in current building standards in relation to CO2 emissions come the adoption of the Core Strategy.</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>Achieving Code Level 3 will achieve a 25% improvement in current building standards in relation to CO2 emissions come the adoption of the Core Strategy. This would rise to a 44% improvement in 2013.</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>As for Option B* however this approach will ensure that large scale housing developments achieve the higher standards of Code Level 4.</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>
7	To conserve and enhance biodiversity.	<p>0</p> <p>This option would not affect this objective.</p>	<p>0</p> <p>This option would not affect this objective.</p>	<p>✓✓</p> <p>Achieving Code standards involves protecting and enhancing ecological features on a development site. Requiring these standards will therefore contribute towards this objective, with Code Level 4 requiring higher standards than Code</p>	<p>✓</p> <p>Achieving Code standards involves protecting and enhancing ecological features on a development site. Requiring these standards will therefore contribute towards this objective. The effect would be slightly less positive as</p>	<p>✓✓</p> <p>Achieving Code standards involves protecting and enhancing ecological features on a development site. Requiring these standards will therefore contribute towards this objective. This approach will ensure that large scale housing</p>

	Sustainability objective	Option A	Option B	Option A*	Option B*	Option C*
				Level 3. <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.	the benefits of Code Level 4 would be realised later come 2013. <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.	development achieve the higher standards of Code Level 4. <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.
10	To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change	✓✓ Securing a proportion of energy demand to come from renewable energy will result in a reduction in CO2 emissions from new development. <b>Likelihood:</b> High <b>Scale:</b> District wide - affecting developments of 10 or more dwellings. <b>Temp or perm:</b>	✓✓ Securing a proportion of energy demand to come from renewable energy will result in a reduction in CO2 emissions from new development.  This option would have a slightly more positive effect as only development that meets a certain target % would receive planning permission. <b>Likelihood:</b> High <b>Scale:</b> District wide - affecting developments of 10 or more dwellings. <b>Temp or perm:</b>	✓✓ The Code for Sustainable Homes is concerned with achieving high standards of sustainable building practice which include energy, water and resource conservation. Higher levels of the Code will require energy for new development to be provided from renewable sources. Achieving Code Level 4 for all housing will contribute directly towards this objective. <b>Likelihood:</b> High <b>Scale:</b>	✓ The Code for Sustainable Homes is concerned with achieving high standards of sustainable building practice which include energy, water and resource conservation. Higher levels of the Code will require energy for new development to be provided from renewable sources. Achieving Code Level 3 and 4 come 2013 will contribute directly towards this objective. The effect would be slightly less positive as the benefits of Code Level 4 would be	✓✓ The Code for Sustainable Homes is concerned with achieving high standards of sustainable building practice. Achieving Code Level 3 and 4 for large scale housing schemes will contribute directly towards this objective. <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>

	Sustainability objective	Option A	Option B	Option A*	Option B*	Option C*
		Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	realised later come 2013.  <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.	Significant.
12	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.	✓✓  Energy recovery from waste is a decentralised and renewable / low carbon energy source. The use of this to provide energy to new development would be promoted through this option.  <b>Likelihood:</b> Low - dependent upon schemes coming forward <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Medium to long term <b>Significance of effect:</b> Not significant.	✓✓  Energy recovery from waste is a decentralised and renewable / low carbon energy source. The use of this to provide energy to new development would be promoted through this option.  <b>Likelihood:</b> Low - dependent upon schemes coming forward <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Medium to long term <b>Significance of effect:</b> Not significant.	✓✓  The Code specifically deals with household waste recycling, recycling construction waste and composting facilities. Achieving Code Level 4 for all housing will contribute directly towards this objective and minimise waste generation.  Existing levels of household recycling within the district are good.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>	✓  The Code specifically deals with household waste recycling, recycling construction waste and composting facilities. Achieving Code Level 3 and 4 come 2013 will contribute directly towards this objective and minimise waste generation. The effect would be slightly less positive as the benefits of Code Level 4 would be realised later come 2013.  Existing levels of household recycling within the district are good.  <b>Likelihood:</b>	✓✓  The Code specifically deals with household waste recycling, recycling construction waste and composting facilities. Achieving Code Level 3 and 4 for large scale housing schemes will contribute directly towards this objective.  Existing levels of household recycling within the district are good.  <b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>

	Sustainability objective	Option A	Option B	Option A*	Option B*	Option C*
				Short to long term <b>Significance of effect:</b> Significant.	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.	Short to long term <b>Significance of effect:</b> Significant.

**The options have a neutral effect against the following objectives:**

- 2** To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 3** To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
- 6** To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
- 8** To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.
- 9** To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 11** To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 13** To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14** To ensure high and stable levels of employment.
- 15** To assist in the development of:
  - a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and
  - b) small firms, particularly those that maintain and enhance the rural economy.
- 16** 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.
- 17** To encourage the development of a buoyant, sustainable tourism sector.
- 18** Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the strategy against the sustainability objectives

**Table 11: Green infrastructure and biodiversity**

**Summary of the significant effects:**

The strategy's principle aim is to protect and enhance the district's green space to the benefit of the landscape and the biodiversity, which relies upon it. An integrated green infrastructure network will enhance opportunities for wildlife to thrive and help protect the valuable landscape of the district.

The protection and enhancement of the district's green spaces and the formation of a network of green infrastructure will benefit residents by providing opportunities to experience open space and the countryside with benefits in areas such as health and well-being. The retained value and increased accessibility of the countryside and open spaces will also enhance the district's attractiveness to tourists.

The strategy will benefit the environment in a number of ways. The protection of green infrastructure will conserve and enhance opportunities for biodiversity in the district to thrive. The improved green infrastructure network will also reduce resident's adverse impacts on the environment as opportunities for sustainable travel will be increased replacing short car journeys.

The one area in which the green infrastructure would have a negative impact on the sustainability objectives is the delivery of homes within the district as increased areas of protected green space may reduce the land available for development and disrupt the supply of new houses.

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

	Sustainability Objective	Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓	<p>The strategy seeks to ensure the new and existing housing is served with accessible open green space. This will contribute towards the provision of decent homes and living conditions. Some land would be set aside for open green space, which could disrupt housing land supply, however given scale of land involved this is unlikely.</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>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	✓	<p>Protection of existing green infrastructure from adverse developments and the creation of new spaces will protect and enhance the provision of safe places for people to use for recreation in the district. The strategy is however unlikely to reduce antisocial behaviour or increase space for businesses to operate.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that safety and the need to reduce crime and the fear of crime is incorporated within the siting and design of green spaces.</p> <p>The strategy has the potential to have a long lasting positive effect on one aspect of this objective, however it will not have any impact on any other aspect of the objective therefore it will only have a minor positive effect overall.</p> <p><b>Likelihood:</b> Medium <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>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓	<p>A strategy for the protection of green infrastructure will have the benefit of maintaining accessibility for everyone to green space to the benefit of their health. The approach of increasing green infrastructure will further enhance these benefits as an increased network will be accessible to more people.</p> <p>The strategy will have a long-lasting positive impact on some aspects of this objective</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm</p>

Sustainability Objective		Predicted effects	
		although others will not be directly affected. Overall the strategy will have a minor positive effect on the objective.	<b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p style="text-align: center;">✓</p> <p>The strategy's approach of seeking a net gain in green infrastructure will ensure access to community and recreation facilities is maintained to the benefit of people's health and well being. Additional facilities will also increase opportunities for interaction and should improve community cohesion.</p> <p>The strategy will have a direct positive effect on people's well-being and community cohesion; it will not however have a direct impact upon voluntary, community and faith groups. The strategy will have a minor positive effect upon the objective overall.</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.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds.	<p style="text-align: center;">✓</p> <p>An increased network including green corridors should encourage sustainable modes of travel such as walking and cycling benefiting the environment reducing emissions primarily from car journeys. It is unlikely to directly impact emissions from any other sources.</p> <p><b>Enhancement:</b> Ensuring that good quality attractive green corridors are provided / maintained will enhance this effect.</p>	<b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">✓✓</p> <p>The protection of green infrastructure and in particular green corridors will ensure that sustainable modes of travel such as walking and cycling remain attractive alternatives to car travel. The provision of improved green infrastructure with more green corridors will provide additional safe and attractive modes of sustainable of travel reducing car journeys.</p> <p>The strategy will have a direct and significant effect on reducing the need to travel by car as alternatives become more attractive established network should mean the effect should be long lasting. The strategy will have a significant positive effect upon the objective.</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.

	Sustainability Objective	Predicted effects	
7	To conserve and enhance biodiversity.	<p style="text-align: center;">✓✓</p> <p>The strategy identifies the conservation target areas as a focus for biodiversity protection and enhancement. This will play an important role in conserving areas and opportunities important to biodiversity. A strategy to increase the green infrastructure network will increase opportunities for biodiversity to thrive in the district.</p> <p>The strategy will have a direct positive impact upon the objective that should be long lasting. The strategy will have a major positive effect upon the objective.</p>	<p><b>Likelihood:</b> High <b>Scale:</b> Large scale <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;">✓</p> <p>The strategy's aim of protecting existing green infrastructure in the district will serve to protect green spaces throughout the district while an extended green infrastructure will increase the number of green spaces available district wide. The strategy has a district wide approach as such no particular benefit will be placed upon areas of designated of particular landscape importance.</p> <p>The strategy will serve to protect and enhance the district's open spaces having a direct positive effect. However the strategy will not particularly benefit those areas identified as being of landscape importance. Overall the strategy has a minor positive effect upon this objective.</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>
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	<p style="text-align: center;">✓</p> <p>An aim of the green infrastructure strategy is to preserve and enhance the district's assets, including historic assets. The strategy aims to treat green infrastructure as integral to the planning and design of new development in order to ensure the two are well integrated; this approach will contribute to ensuring new development is of high quality and locally distinctive.</p> <p>The effect is likely to be long lasting, however it is likely to come in connection with the achievement of other benefits rather than as a stand alone gain. The strategy is likely to have a minor positive impact on the objective.</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>

	Sustainability Objective	Predicted effects	
10	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.	<p style="text-align: center;">✓</p> <p>The protection of existing and provision of new green infrastructure will help to ensure that development is resilient to the effects of climate change. Open green spaces (particularly with trees) in close proximity to towns and villages will provide an urban cooling effect. Where appropriate, green infrastructure can also be combined with sustainable drainage systems to help reduce the risk of flooding.</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>
17	To encourage the development of a buoyant, sustainable tourism sector.	<p style="text-align: center;">✓</p> <p>The strategy to maintain the existing green infrastructure network will help safeguard the district's valuable landscape, which acts as a major attraction to tourists. An increased network would increase the quantity of accessible assets enhancing the appeal of the district's open space for tourists.</p> <p>The strategy will have a positive impact upon this objective. However the benefit is likely to come as a secondary benefit of the objective rather than as a direct consequence. The strategy is likely to have a minor positive impact upon this objective.</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>

**The options have a neutral effect against the following objectives:**

- 11 To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.  
**NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
- 13 To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14 To ensure high and stable levels of employment and facilitate inward investment within the district.
- 15 To assist in the development of:
  - a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and
  - b) small firms, particularly those that maintain and enhance the rural economy.
- 16 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.
- 18 Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the strategy against the sustainability objectives

### Table 12: Infrastructure Strategy

The overall impact of the strategy at this stage is positive.

The strategy will make a significant positive contribution to the level of facilities within the district with the standard improved. An improved level and quality of facilities will significantly benefit the quality of life of residents as is reflected in the positive scores in the appraisal of the relevant objectives.

A greater proliferation of facilities throughout the district will also improve accessibility to them and reduce the distances of travel for their users. The positive impact of this on people and the environment is reflected in the appraisal.

The strategy is an aspiration at this stage as such the identities are largely positive. However it is noted that overly ambitious requirements could negatively impact the delivery of homes. This potential consequence must be a consideration in the strategy's development to ensure its ultimate effectiveness.

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

Sustainability objectives		Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓ The strategy will not directly affect the number of new homes in the district. It will however help to ensure that new homes created are of a decent standard with an appropriate level of services and facilities.	<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> <u>significant.</u>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	✓✓ The strategy will help ensure that necessary infrastructure is delivered in a timely way for new developments; this will aid in making new developments safe places for people to use and for businesses to operate. The securing of funding for maintenance of infrastructure where necessary will ensure areas remain safe.  The strategy's approach to retain existing community facilities and support for new facilities will enable the provision of services and facilities offering a range of activities for residents helping reduce actual and perceived anti-social behaviour.	<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> <u>significant.</u>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ The strategy's approach to securing funding for and the delivery of new infrastructure where necessary will improve the accessibility of everyone to health, education, recreation, cultural and community services and facilities as a greater level of services and facilities will make them more easily accessible.  The strategy's support for proposals for new community services and facilities will further aid this as will the strategy's position retaining existing community facilities.	<b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>

Sustainability objectives		Predicted effects	
			Short to long term <b>Significance of effect:</b> <u>significant.</u>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	✓✓ The strategy's approach to securing funding for and the delivery of new infrastructure where necessary will ensure a good provision of community services and facilities. The approach of not supporting the loss of facilities except in special circumstances should ensure that new infrastructure is complimentary to the existing rather than a replacement.  Good provision of services and facilities locally will aid community cohesion as use of common facilities by the local community offering opportunities for social interaction. A good range of facilities also offer improved opportunities for voluntary groups to meet locally both to their benefit and that of the wider community.	<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> <u>significant.</u>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds.	✓ The strategy's approach of providing new facilities where necessary and possibly along with its desire to maintain existing facilities will enable the best possible provision of local services and facilities. Better provision of facilities locally reduces the need to travel long distances therefore reducing pollution from vehicle emissions. Whilst this is a positive effect towards this objective there will still be a need to travel to services and facilities.	<b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓ The strategy's approach of providing new facilities where necessary and possibly along with its desire to maintain existing facilities will ensure the best possible provision of local services and facilities.  A greater provision of services and facilities in local areas will ensure that the need for people to travel by car to access these facilities is reduced. The length and duration of journeys undertaken to access services and facilities will also be reduced. Whilst this is a positive effect towards this objective there will still be a need to travel to services and	<b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term

	Sustainability objectives	Predicted effects	
		facilities.	<b>Significance of effect:</b> <u>significant.</u>

**The options have a neutral effect against the following objectives:**

- 7** To conserve and enhance biodiversity.
- 8** To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.
- 9** To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10** To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 11** To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12** To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13** To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14** To ensure high and stable levels of employment and facilitate inward investment within the district.
- 15** To assist in the development of:
  - a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and
  - b) small firms, particularly those that maintain and enhance the rural economy.
- 16** 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.
- 17** To encourage the development of a buoyant, sustainable tourism sector.
- 18** Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 13: Housing allocations at Didcot**

Option A – North East (North East of Lady Grove estate)

Option B – North East (North of Hadden Hill)

Option C – East

Option D – South East

Option E – South

Option F - North West

Option G – Split housing allocation between Option A (1,450 houses) and the western half of Option E (450 houses)

### **Summary of the significant effects:**

#### **Objective 1: To help to provide existing and future residents with the opportunity to live in a decent home**

All options score positively against this objective as new homes would be delivered.

#### **Objective 3: To improve accessibility to health, education, recreation, cultural and community facilities and services**

All options score positively against this objective as they are all in close proximity to the town centre, education and recreation facilities. From the data available Options D and E (the western half) score more positively as they have better public transport links to certain facilities.

#### **Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds**

All options score positively against this objective as their proximity to services and facilities should encourage walking and cycling as an alternative to car journeys.

#### **Objective 6: To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys**

All options score positively against this objective as they are in close proximity to the railway station, and the employment sites of Milton Park and Harwell. From the data available, the western half of Option E scores more positively as it provides better public transport links to certain facilities.

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular those areas designated for their landscape importance**

All options score negatively against this objective as they would all have an impact on the landscape. Options B, C and F score more negatively as they are either located on visually prominent slopes or within the AONB. Options D and E present the issue of maintaining the gap between Didcot and East and West Hagbourne. For Option A, the rural approach into Didcot along the B4016 should be conserved.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment**

All options score positively against this objective. Options B, C, E and F score slightly more positively as they are not located near a flood zone.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources / material assets, such as landscape, minerals, biodiversity and soil quality**

All options score negatively against this objective as they would involve the development of green field land. However, Options B, D and E score more negatively as this would involve the development of either Grade 2 or 3 agricultural land.

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

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓	✓	✓	✓	✓	✓	✓
		<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>	<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>	<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>	<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>	<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>	<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> Given the size of the site the effect would not be significant.</p>	<p>New homes would be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓ The site is in close proximity to the town centre (2.5 km) and a supermarket on the A4130. The railway line and A4130 restrict movement to these facilities.  Primary and secondary schools are located within Didcot, however, provision of new schools would be required to support level of housing proposed. Oak Tree health Centre and Willow Brook Leisure Centre are within close proximity.	✓ The site is in close proximity to the town centre (2.2 km), and a supermarket on the A4130. The railway line restricts movement to the town centre.  Primary and secondary schools are located within Didcot, however, provision of new schools would be required to support level of housing proposed. Oak Tree health Centre and Willow Brook Leisure Centre are within close proximity.	✓ The site is in close proximity to the town centre (2.2 km), and a supermarket on the A4130.  Primary and secondary schools are located within Didcot, however, provision of new schools would be required to support level of housing proposed. Oak Tree health Centre and Willow Brook Leisure Centre are within close proximity.	✓✓ The site is in close proximity to the town centre (2.0 km), and a supermarket on the A4130.  Primary and secondary schools are located within Didcot, however, provision of new schools would be required for a development of this size. Oak Tree health Centre and Willow Brook Leisure Centre are within close proximity.	✓✓ The western half of the site is the furthest distance from the town centre (3.5 km) the eastern half is 1.9 km.  Primary and secondary schools are located within Didcot, however, provision of new schools would be required for a development of this size. The site is in close proximity to leisure centre and the hospital  The western half	✓ The site is in close proximity (2.3 km) to the town centre.  <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> Given the size of the site the effect would not be significant.	✓ This option benefits from the greater levels of accessibility by public transport of Option E (west). However, splitting the housing allocation would mean that the new houses to the south of Didcot would be remote from the new infrastructure (i.e. schools) which would be provided on Option A.  <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>The site has poorer public transport links to healthcare, secondary and further education institutions, and shopping and leisure facilities when compared to other sites.</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> <u>significant.</u></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> <u>significant.</u></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> <u>significant.</u></p>	<p>The site has relatively good links to leisure and shopping facilities in Didcot and Oxford via public transport. Access to healthcare facilities is relatively poor.</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> <u>significant.</u></p>	<p>of the site has relatively good links to leisure and shopping, healthcare and education facilities via public transport. Accessibility from the eastern half of the site is not as strong as the western half.</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> <u>significant.</u></p>		<p><b>Significance of effect:</b> <u>significant.</u></p>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	?	?	?	?	?	?	?
		<p>The site is in close proximity to Oak Tree health Centre and Willow Brook Leisure Centre which would allow opportunities to improve health and well-being.</p> <p>It is uncertain</p>	<p>The site is in close proximity to Oak Tree health Centre and Willow Brook Leisure Centre which would allow opportunities to improve health and well-being.</p> <p>It is uncertain</p>	<p>The site is in close proximity to Oak Tree Health Centre and Willow Brook Leisure Centre which would allow opportunities to improve health and well-being.</p> <p>It is uncertain</p>	<p>The site is in close proximity to a leisure centre which would allow opportunities to improve health and well-being.</p> <p>It is uncertain though whether this would actually result in an</p>	<p>The site is in close proximity to Didcot Hospital which would allow opportunities to improve health and well-being.</p> <p>It is uncertain though whether this would actually result in an</p>	<p>The site is in close proximity to Oak Tree Health Centre and Willow Brook Leisure Centre which would allow opportunities to improve health and well-being.</p> <p>It is uncertain</p>	<p>The larger site would be in close proximity to Oak Tree Health Centre, Willow Brook Leisure centre and the smaller site would be in close proximity to Didcot Hospital.</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>It is uncertain though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b> Ensure well designed open space and recreation facilities are provided on the development site.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓ The site's close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car	✓ The site's close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car	✓ The site's close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car	✓ The site's close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car	✓ The site's close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car	✓ The site's close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car	✓ The close proximity of the sites to town centre services and facilities would encourage walking and cycling as an

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>journeys.</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> <u>Significant.</u></p>	<p>journeys.</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> <u>Significant.</u></p>	<p>journeys.</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> <u>Significant.</u></p>	<p>journeys.</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> <u>Significant.</u></p>	<p>journeys.</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> <u>Significant.</u></p>	<p>journeys.</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> Given the size of the site the effect would not be significant.</p>	<p>alternative to car journeys.</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> <u>Significant</u></p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓	✓	✓	✓	✓✓	✓	✓✓
		<p>The site is 1.9km from the railway station which should encourage the use of this facility.</p> <p>The site is in close proximity (5.4km) to the Milton Park employment site which should encourage cycling and the use of public transport for to this site.</p> <p>The site is 10.1 km from Harwell ISC</p>	<p>The site is 2.3km from the railway station which should encourage the use of this facility.</p> <p>The site is in close proximity (6.1km) to the Milton Park employment site which should encourage cycling and the use of public transport to this site.</p> <p>The site is 9.8 km from Harwell ISC</p>	<p>The site is 2.4km from the railway station which should encourage the use of this facility.</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.</p> <p>The site is 9.9 km from Harwell ISC</p>	<p>The site is 2.2km from the railway station which should encourage the use of this facility.</p> <p>The site is in close proximity (6.0km) to the Milton Park employment site which should encourage cycling and the use of public transport to this site.</p> <p>The site is 9.0 km from Harwell ISC</p>	<p>The eastern half of the site is 2.4km from the railway station, the western half is 3.9 km, both of which should encourage the use of this facility.</p> <p>The western half of the site is closer (4.9km) than the eastern half of the site (5.9km) to the employment site of Milton Park. Both should encourage cycling and the use of</p>	<p>The site is 1.8 km from the railway station which should encourage the use of this facility.</p> <p>The site is 2.1 km to the employment site of Milton Park, which should encourage walking and cycling to this site.</p> <p>The site is 8.7 km from Harwell ISC</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>Both sites are in close proximity to the railway station.</p> <p>The larger part of the site would be in close proximity (5.4 km) to the Milton Park employment site. The smaller site would be in close proximity to Harwell ISC.</p> <p>Splitting the housing allocation would have the benefit of the smaller site (450</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>The site has very good public transport links to Milton Park, Oxford and Abingdon which should encourage use of these facilities. Links to Didcot Town Centre and Didcot Parkway are less strong and are poor to Wantage and Harwell.</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> <u>Significant.</u></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> <u>Significant.</u></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> <u>Significant.</u></p>	<p>The site has very good links with Milton Park, Didcot Town Centre and a good link to Oxford. Links to Didcot Parkway and Abingdon Town centre are less strong while links to Wantage and Harwell are poor.</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> <u>Significant.</u></p>	<p>public transport.</p> <p>The western half of the site is 4.6 km from Harwell ISC The eastern half of the site is 6.0 km from Harwell ISC</p> <p>The western half of the site has very good public transport links with Milton Park, Harwell ISC Oxford City Centre and Wantage. Good links are also provided to Didcot Town Centre, Didcot Parkway and Abingdon Town Centre.</p> <p>The eastern half of the site has very good links to Milton Park and Oxford City Centre, and moderate links to Harwell ISC. Poor links are provided to Didcot Parkway and Abingdon Town Centre</p>	<p>Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Given the size of the site the effect would not be significant.</p>	<p>houses) benefiting from the greater accessibility to facilities by public transport.</p> <p><b>Likelihood:</b> High given <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Significant.</u></p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
						<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.		
7	To conserve and enhance biodiversity.	<p style="text-align: center;"><b>x</b></p> <p>There is a small copse in the area. There are no protected areas or records of protected species. The south and southwest has potential for farmland birds and bats within the hedgerows and trees. Whilst the loss of green field land will have a detrimental impact against this objective, it would not raise significant issues.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to</p>	<p style="text-align: center;">0</p> <p>The area contains no protected areas.</p>	<p style="text-align: center;"><b>x</b></p> <p>The area is of local importance to biodiversity within its immediate locality. The site is in close proximity to a County wildlife site. Whilst the loss of green field land will have a detrimental impact against this objective, it would not raise significant issues.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any planning application.</p>	<p style="text-align: center;"><b>x</b></p> <p>The area contains a copse and is classified as being important only within the area itself. Its loss would mainly affect farmland birds. Whilst the loss of green field land will have a detrimental a detrimental impact against this objective, it would not raise significant issues.</p> <p><b>Enhancement:</b> Opportunities for enhancement would involve the creation of meadows, small</p>	<p style="text-align: center;"><b>x</b></p> <p>The area does contain habitats being classified as important at county level but this would not preclude development. Whilst the loss of green field land will have a detrimental impact against this objective, it would not raise significant issues.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any planning</p>	<p style="text-align: center;">0</p> <p>The area is not classified as a nature reserve of wildlife site.</p>	<p style="text-align: center;"><b>x</b></p> <p>As for options A and E.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> -  <b>Scale:</b> Local  <b>Temp or perm:</b> Perm  <b>Timing:</b> Short to long term  <b>Significance of effect:</b> Not significant.</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>inform any planning application.</p> <p><b>Likelihood:</b> -</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>		<p><b>Likelihood:</b> -</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>copses and ponds on the edge of the area.</p> <p><b>Likelihood:</b> -</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>application.</p> <p><b>Likelihood:</b> -</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>		
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p><b>x</b></p> <p>There would be a greater Impact on land to east of B4016 as it slopes uphill. An area of 'conserve' landscape exists either side of the B4016. The B4016 provides a rural approach to Didcot that should be conserved. Much of the area is overlooked from local and more distant vantage points. The A4130 provides a defensible edge to the north of</p>	<p><b>xx</b></p> <p>The area is located on a west facing slope and is a visually sensitive hillside location. Any new development would be very prominent and would erode the westbound sense of arrival along the B4130 as well as impact adversely on the wide AONB adjoining landscape.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b></p>	<p><b>xx</b></p> <p>The vast majority of the site is located within the AONB. Development of the site would not accord with this designation and the primary aim of conserving and enhancing this landscape. The existing rural approach from South Moreton would need to be engineered significantly which would have a detrimental impact.</p>	<p><b>x</b></p> <p>A considerable part of the eastern end of the area lies within the AONB. This would preclude development of the eastern part of the site. Maintaining the 'gap' between Didcot and East Hagbourne is an important consideration. The area of the site due south of the Fleet Meadow estate offers potential.</p>	<p><b>x</b></p> <p>The north eastern part of the site provides an important gap between Didcot and East Hagbourne as does the gap to the south east separating East and West Hagbourne. These should be maintained. An area of conserve landscape exists to the south of the site. The open western part of the site offers potential for</p>	<p><b>xx</b></p> <p>The site is on a north facing slope. The site is an integral part of the rural approach into Didcot.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</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>	<p><b>x</b></p> <p>As for Option A for the larger site.</p> <p>For the smaller site, new development would be visible from Hagbourne Hill, but this would be in the context of the wider backdrop of Didcot. The south eastern part of the site forms a gap between West Hagbourne and Didcot that should be maintained. The land adjacent to the GWP</p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>Didcot.</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>Local</p> <p><b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</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>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>development.</p> <p>New development would be visible from Hagbourne Hill, but this would be in the context of the wider backdrop of Didcot. The south eastern part of the site forms a gap between West Hagbourne and Didcot that should be maintained. The land adjacent to the GWP scheme offers potential.</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>scheme offers potential.</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>
9	To protect and enhance the district's historic environment and to ensure that new development is	?	0	0	0	0	0	?
		The location is not within close proximity to a conservation area. A grade II listed building is	The location is not within close proximity to a conservation area or listed building.	The location is not within close proximity to a conservation area or listed building.	The location is not within close proximity to a conservation area or listed building.	The location is not within close proximity to a conservation area or listed building.	The location is not within close proximity to a conservation area or listed building.	As for Options A and E.

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
	of a high quality design and reinforces local distinctiveness.	<p>however present within the area and there is the potential for a detrimental impact upon its character and setting.</p> <p><b>Mitigation:</b> Any master plan for this site would need to take account of this building.</p> <p><b>Significance of the effect:</b> This is difficult to determine in the absence of any proposed mitigation measures.</p>						
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<p>✓</p> <p>The western part of the site contains land within the flood zone. However, the site is of a sufficient size to accommodate the required housing outside of these areas. The risk of flooding should not be increased.</p>	<p>✓✓</p> <p>The location is not within Flood Zones 2 or 3. The risk of flooding should not be increased.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>✓✓</p> <p>The location is not within Flood Zones 2 or 3. The risk of flooding should not be increased.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>✓</p> <p>The location is not within Flood Zones 2 or 3. Although flood risk exists to the south of the site. The risk of flooding should not be increased.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>✓✓</p> <p>The location is not within Flood Zones 2 or 3. The risk of flooding should not be increased.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>✓✓</p> <p>The location is not within Flood Zones 2 or 3. The risk of flooding should not be increased.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>✓</p> <p>As for Options A and E.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<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.	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<b>x</b>	<b>x</b>	<b>x</b>	<b>xx</b>	<b>xx</b>	<b>x</b>	<b>xx</b>
		This option would involve the development of green field land. Much of the site is Grade 3b agricultural land.  The north western part of the site includes part of a potential sand and gravel extraction site, however, development of the site would not sterilise these and the County Council have raised no objection.  <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.	This option would involve the development of green field land, part of which is Grade 3b. A small area of Grade 2 agricultural land also exists on the site.  <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.	This option would involve the development of green field land most of which is Grade 3b.  <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.	This option would involve the development of green field land, most of which is Grade 2 agricultural land but also a small amount of Grade 1 agricultural land.  <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.	This option would involve the development of green field land, most of which Grade 2 agricultural land.  <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.	This option would involve the development of green field land.  <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.	Splitting the housing allocation would involve the development of green field land. Option A consists of Grade 3b agricultural but incorporating E (west) would involve the development of Grade 2 agricultural land.  <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.

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.						

**The options have a neutral effect against the following objectives:**

- 10** To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.  
**NOTE:** To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
- 12** To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.  
**NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
- 14** To ensure high and stable levels of employment and facilitate inward investment within the district.
- 15** To assist in the development of:
  - a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and
  - b) small firms, particularly those that maintain and enhance the rural economy.
- 16** 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.
- 17** To encourage the development of a buoyant, sustainable tourism sector.
- 18** Support community involvement in decisions affecting them and enable communities to provide local services and solutions

**Table 14: Predicting and assessing the effects of the options against the sustainability objectives**

**Housing allocations at Henley**

**Option A** – Land off Fair Mile

**Option B** – Land off Reading Road

**Option C** – Land to the rear of Gillots School

**Site D** – Land at Highlands Farm – Not a formal option but proposed for consideration

**Option E** – Land at Gillotts Field – (No longer a viable option as site is now a registered village green)

**Summary of the significant effects:**

**Objective 1: To help to provide existing and future residents with the opportunity to live in a decent home.**

Options A, B, C and Site D contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by building to a high standard of design including sustainable design and construction standards. Option E is no longer a viable option as this site was registered as a village green in September 2009.

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

Options A, B and C have a positive effect on this objective as these sites are located close to schools and a hospital. The effect could be enhanced by the better provision of foot and cycle paths and increasing public transport provision. Site D scores positively as it is located close to a secondary school, however, it also scores negatively as it is located furthest from the town centre facilities and would be difficult to integrate the site with the rest of Henley. Option E is no longer a viable option.

**Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds.**

Options A, B and C have a positive effect on this objective as they are relatively close to services in central Henley, thus promoting walking and cycling. The effect could be enhanced by the provision of alternative forms of transport which would reduce vehicle emissions. Whilst Site D is close to the secondary school, it scores negatively as it is located furthest from services in Henley town centre and a steep hill exists between the site and the town centre which may discourage walking and cycling.

**Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option B is the closest to Henley Station therefore most positively satisfies this objective. Options A and C also score positively, but less so than Option B. Site D scores negatively as it is located furthest from the town centre facilities and would be difficult to integrate with the built up form of Henley. Option E is no longer a viable option.

**Objective 7: To conserve and enhance biodiversity**

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.**

All options score negatively against this objective as they would result in the development of greenfield land. Site D is located within the Chilterns AONB and Option A borders the AONB. Option E is no longer a viable option.

**Objective 9: To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.**

Option D has a major negative effect on this objective as there is a scheduled ancient monument on the site which would inhibit development on this site.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

Options C and D and sites E and F all affect this objective positively as these sites are located outside flood zones 2 and 3 and would not be affected by flooding.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.**

All sites would involve the loss of green space and therefore negatively effect this objective to a greater or lesser extent. Option B would result in the loss of Grade 2 agricultural land.

**Objective 14: To ensure high and stable levels of employment.**

Site D scores negatively against this objective as it would result in the loss of employment land.

**Objective 15: To assist in the development of: a) a strong innovative and knowledge based economy that delivers high-value-added, sustainable, low impact activities: and b) small firms, particularly those that maintain and enhance the rural economy.**

Site D scores negatively against this objective as it would result in the loss of employment land.

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

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓</p> <p>New homes could be provided through the development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>✓</p> <p>As for Option A</p>	<p>✓</p> <p>As for Option A</p>	<p>✓</p> <p>New homes could be provided through development of this site.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Implementation;</b> An ancient monument covers part of the Highlands Farm site which could restrict the amount of useable development space.</p>	<p>0</p> <p>New homes could be provided through development of this site.</p> <p><b>Implementation:</b> Oxfordshire County Council resolved in September 2009 to register Gillots Field, owned by Henley Town Council, as a Village Green. This will preclude any development taking place on Gillots Field.</p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>As for Option A</p>	<p>?</p> <p>As for Option A</p>	<p>?</p> <p>As for Option A.</p>	<p>?</p> <p>As for Option A</p>

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
	social behaviour.	crime and the fear of crime.				
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ The site is within close proximity to the hospital site and a primary school. These facilities could be accessed by walking, cycling and public transport. <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network, increased frequency of buses, flexible opening hours and awareness of the needs of all social groups. <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.	✓✓ The site is within close proximity to the hospital site and a primary school. These facilities could be accessed by walking, cycling and public transport. <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network, increased frequency of buses, flexible opening hours and awareness of the needs of all social groups. <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.	✓✓ As for Option B <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network, increased frequency of buses flexible opening hours and awareness of the needs of all social groups.. <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.	✓/✗ (✓) this site is in close proximity to a secondary school  (✗)The site is located further away from the services and facilities in the town centre than the other sites and it would be more difficult to integrate with the built up form of Henley. <b>Mitigation</b> Mitigation of this effect would only be achieved through an alternative option.	✓ / ✗ (✓) this site is in close proximity to a secondary school  (✗)The site is located further away from the services and facilities in the town centre than the other sites and it would be more difficult to integrate with the built up form of Henley. <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
4	To maintain and improve peoples health, well-being and community cohesion.	<p>?</p> <p>The site is located some way from services and facilities in central Henley; they are accessible by walking or cycling. This may contribute towards people's health and well-being.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>?/*</p> <p>As for Option A. However, development of this site would result in the loss of an allotment which would have a detrimental impact towards this objective.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>?</p> <p>As for option A</p>	<p>*</p> <p>The site is located further away from the services and facilities in the town centre than the other sites and it would be more difficult to integrate with the built up form of the town. Therefore it would not help to contribute to community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>*</p> <p>Although the site is located further away from services and facilities than Options A, B and C, the site could be better integrated to the town's built up area than Option D. However, the development of this site would result in the loss of a public open space which would have a detrimental impact towards this objective.</p> <p>Nevertheless, the site has not been put forward for development and it is unclear whether this would happen in the future. Therefore, the site cannot be considered as an option for development at this stage.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p>

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
						<b>Significance of effect:</b> Not significant.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds.	✓  Services and facilities would be accessible by walking cycling and public transport. This would reduce the need for car journeys and reduce vehicle emissions.  <b>Enhancement:</b> Good public transport would reduce one source of emission. Others would need to be addressed too. <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.	✓  As for Option A	✓  As for option A	✓/xx  The site is in close proximity to the secondary school, however, it is located further away from the services and facilities in the town centre than the other sites and it would be more difficult to integrate with the built up form of the town therefore it would not help to minimise pollution.  A steep hill exists between the site and the town centre which may discourage walking and cycling.  <b>Mitigation:</b> Good public transport links would help but the location of the site cannot be altered. <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.	?  Although the site is located further away from services and facilities than Options A, B and C, the site could be better integrated to the town's built up area than Option D.  Nevertheless, the site has not been put forward for development and it is unclear whether this would happen in the future. Therefore, the site cannot be considered as an option for development at this stage.

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓ The site is in close proximity to Henley station, but further away than Option B.  The site is within walking and cycling distance of the town centre which would reduce the need to travel by car.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <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.	✓✓ The site is in close proximity to Henley Station and closer than Option A.  The site is within walking and cycling distance of the town centre which would reduce the need to travel by car.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <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.	✓ The site is in close proximity to Henley Station but further away than option B.  The site is within walking and cycling distance of the town centre which would reduce the need to travel by car.  <b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.  <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.	xx The site is located further away from the services and facilities in the town centre than the other sites and a steep hill exists between the site and the town centre which may discourage walking and cycling. It would be more difficult to integrate with the built up form of the town. Therefore this option would not help to reduce the use of the car or shorten journey length.  <b>Mitigation</b> Mitigation of this effect would only be achieved through an alternative option.  <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.	xx Although this site is located further away from services and facilities than Options A, B, and C the site could be better integrated into Henley's built up area than Option D  <b>Mitigation:</b> Mitigation of this effect would only be achieved through an alternative option.  <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.
7	To conserve and enhance biodiversity.	x The eastern half of the site has been disused for some time and is developing a dense scrub	x The site contains mature woodland which has important amenity and biodiversity value.	x There are records for pipistrelle bats from within the school complex and one record of the rare	xx Over half of this site is in urban or industrial uses, an area to the south and east is part playing pitches	x The site is an area of public open space. 2500 native trees have been planted by the community.

Sustainability objective	Option A	Option B	Option C	Site D	Option E
	<p>community which may have some local biodiversity value for nesting birds. There are no known records of protected species and there are no known priority habitats. The nearest designated site is Lambridge Wood SSSI however, development on this site would have no significant impacts on the SSSI.</p> <p>The site has the potential to support slow-worm and surveys will need to be conducted for this species. The built structures would also need to be surveyed for the presence of bats.</p> <p>The site has few constraints or potential constraints and would be assessed as being important within its boundaries.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any site allocation process.</p>	<p><b>Mitigation:</b> Biodiversity assessments will be required to inform any site allocation process.</p>	<p>white-letter hairstreak butterfly.</p> <p>The built up areas of the school and the amenity grass land offer little value. The most valuable part of the site is the dense woodland belts which are scattered throughout the site.</p> <p>Overall this site has a moderate level of constraints due to the areas of woodland and the presence of a protected species however, this importance would only be considered important at a local level.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any site allocation process.</p>	<p>and part rough grassland.</p> <p>To the north of the site is Highlands Farm Pit SSSI. This is a geological SSSI which has been designated because it contains the last available exposure of the gravel bed of an abandoned channel of the Thames.</p> <p>The exposure also contains some very early palaeolithic flints. This part of the site is therefore seriously constrained as far as development is concerned and it would be classified as being of national importance.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any site allocation process.</p>	<p>The main habitats are grassland, developing woodland and hedgerows.</p> <p>The site has potential for supporting grass snake and smooth snake.</p> <p>The site has few constraints in terms of its current biodiversity value however; it appears to be a well used community resource and is likely to continue to develop its biodiversity interest as time goes on. As a result of the local interest in the site and its potential for nature conservation it would be classified as being of Local biodiversity value.</p> <p><b>Mitigation:</b> Biodiversity assessments will be required to inform any site allocation process.</p>

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;">x x</p> <p>The site borders the Chilterns AONB, which may restrict development in this location. This option would result in loss of the countryside.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</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 style="text-align: center;">x x</p> <p>The site does not border the Chilterns AONB.</p> <p>This option would result in the loss of countryside, allotments and an area of woodland which is informally used as open space.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</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 style="text-align: center;">x</p> <p>The site does not border the Chilterns AONB.</p> <p>This option would result in the loss of open space.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</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 style="text-align: center;">x x</p> <p>The site is located within the AONB. Further development of the site will involve development of greenfield land.</p> <p><b>Implementation:</b> Landscape assessments should inform any site allocations.</p>	<p style="text-align: center;">x x</p> <p>This option will result in the development of green field land which is within the Chilterns AONB. Gillots Field has been designated as a Village Green.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</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>

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness .	0 The site is adjacent to a conservation area. However, it is the design and appearance of any development that will impact upon the conservation area.	0 The site is not immediately adjacent to a conservation area.	0 The site is not immediately adjacent to a conservation area.	xx Part of the Highlands Farm site is covered by a scheduled ancient monument which will preclude development in the immediate vicinity of it.  <b>Mitigation:</b> No mitigation is possible except sensitive design around the monument, according to English Heritage guidelines.  <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.	0 The site is not immediately adjacent to a conservation area.
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	* Part of the north eastern side of the site falls within Flood Zones 2 and 3.  <b>Mitigation</b> No development should take place in Flood Zone 1, Zone 3 is favoured over Zone 2 if development is to take place. Mitigation measures are limited.	✓ The site would not fall within Flood Zone 2 or 3, although is located adjacent to it.  <b>Enhancement</b> Any development should use construction techniques to minimise the effects of flooding. <b>Likelihood:</b> High	✓✓ The site is not located within or adjacent to Flood Zones 2 or 3.  <b>Enhancement:</b> Any development should use construction techniques to minimise the effects of flooding.  <b>Likelihood:</b> High	✓✓ The site is not located within or adjacent to Flood Zones 2 or 3.  <b>Enhancement</b> Any development should use construction techniques to minimise the effects of flooding.  <b>Likelihood:</b> High	✓✓ The site is not located within or adjacent to Flood Zones 2 or 3.  <b>Enhancement:</b> Any development should use construction techniques to minimise the effects of flooding.  <b>Likelihood:</b> High

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
			<b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<p style="text-align: center;">x</p> <p>Option A would involve the loss of green field land putting pressure on the countryside and natural resources.</p> <p>The site consists of grade 3 agricultural land.</p> <p><b>Mitigation</b> Ensure that any development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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 style="text-align: center;">xx</p> <p>Option B would involve the loss of green field land putting pressure on the countryside and natural resources.</p> <p>The site consists of grade 2 agricultural land.</p> <p><b>Mitigation</b> Ensure that any development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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 style="text-align: center;">x</p> <p>As for option A</p>	<p style="text-align: center;">x</p> <p>Part of Highlands Farm is a developed site in the Chilterns AONB used for employment. However, further development of the site would result in the loss of greenfield land.</p> <p>If the whole site were to be developed for housing it would partly make use of previously developed land. However, its employment use would have to be replaced elsewhere and it is unlikely that a suitable brownfield site could be found in Henley.</p> <p><b>Mitigation/Enhancement</b> Ensure that any development is built to a density that makes the optimum use of the land available</p> <p><b>Likelihood:</b> High  <b>Scale:</b> Local</p>	<p style="text-align: center;">x</p> <p>As for option A</p>

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
					<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	
14	To ensure high and stable levels of employment.	0	0	0	xx	0
		This option would not affect this objective.	As for Option A	As for Option A	Part of Highlands Farm is a developed site in the Chilterns AONB used for employment. If the site where to be developed for housing its employment use would be lost permanently and it would be unlikely that a suitable replacement site could be found in Henley  <b>Enhancement:</b> Ensure that this land continues to be used for employment uses and that the. <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.	As for Option A

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
15	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.	0 The options will not affect this objective.	0 As for Option A	0 As for Option A	xx Highlands Farm is a developed site in the Chilterns AONB used for employment. If the site were to be developed for housing its employment use would be lost permanently and it would be unlikely that a suitable replacement site could be found in Henley.  <b>Mitigation:</b> Ensure that an employment use is retained at Highlands Farm <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.	0 . As for Option A
16	To assist in the development of a skilled workforce to support the long term competitiveness of the district by raising	0 The options will not affect this objective.	0 As for option A	0 As for Option A	0/√ If the site were to be redeveloped for housing the assessment would be similar to Option A.  If the site were to be developed for an industrial/commercial use then there may be a	0 As for option A

	Sustainability objective	Option A	Option B	Option C	Site D	Option E
	education achievement levels and encouraging the development of the skills needed for everyone to find and remain in work				training/skills development element which may assist in the development of a skilled work force. However, there are no firm plans at this moment therefore it cannot be considered as an option at this stage.	

**The options have a neutral effect against the following objectives:**

9 - To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.

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; and

b) maximising the proportion of energy generated from renewable sources.

12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.

17 - To encourage the development of a buoyant, sustainable tourism sector.

18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 15: Housing allocations at Thame (850 dwellings not including an allowance for unallocated sites\*)**

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

- Option A – North East
- Option B – South East
- Option C – South
- Option D – South West
- Option F – West

### **Summary of the significant effects:**

#### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

#### **Objective 3: Improve accessibility for everyone to health, education, recreation, cultural and community facilities and services**

All the options except Option A score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities. Option A is separated from the rest of Thame by the A4129, which acts as a physical and psychological barrier. This would need to be mitigated by safe crossing points.

**Objective 5 To reduce the harm to the environment by seeking to minimise pollution of all kinds.** All of the options would significantly and positively affect this objective except that option C may not because it does not link to the existing built up part of Thame and would force circuitous vehicular trips.

**Objective 6 To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.** All the options because they are located relatively close to the centre would have a strong positive affect on this objective.

**Objective 8 To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.** All options score negatively in relation to this objective as they would result in the loss of the countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. However according to Machin Bates Landscape Assessment 2009 options A, B and F have the largest impact upon the landscape setting of Thame.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well being, the economy and the environment.**

Options C border flood zones and therefore there is a small risk that development might exacerbate flooding. The northern part of option F is covered by flood zones 2 and 3 (approximately 8.4ha), which means development of this site could have flooding implications, however this could be mitigated through the design of the development and use of SUDS. Development in Options A, B and D would not contribute to flooding.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

All of the options will have a significant negative affect on this objective with options A and D having a greater effect as there is the potential loss of Grade 2 agricultural land.

Key for effects of each option

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

		Option A	Option B	Option C	Option D	Option F
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable housing.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>As for Option A</p>	<p>✓✓</p> <p>As for Option A</p>	<p>✓✓</p> <p>As for Option A</p>	<p>✓✓</p> <p>As for Option A</p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>

		Option A	Option B	Option C	Option D	Option F
		crime and the fear of crime.	crime.	crime and the fear of crime.	crime and the fear of crime.	crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓	✓	✓	✓✓	✓✓
		<p>Site A has good access to a primary and secondary school as well as shops, sports facilities and doctors and dentists on East Street.</p> <p>However, the A4129 falls between site A and Thame, which may act a barrier to walking and cycling into Thame.</p> <p><b>Enhancement/Mitigation:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities with safe crossing points across the A4129. Mitigation would be through the provision of safe crossing points or even footbridge across the main road.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p>	<p>Site B has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. There are also bus stops on Towersey Road and Towersey Drive less than 300 metres from the site.</p> <p>However, the B4012 falls between site B and Thame, which may act a barrier to walking and cycling into Thame.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths, which link the site to these facilities with safe crossing points across the B4012. Mitigation would be through the provision of safe crossing points or even footbridge across the main road.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>	<p>Site C has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It also has easy access to the Sustrans cycle route on the southern edge of the town.</p> <p>However, the B4012 falls between site C and Thame, which may act a barrier to walking and cycling into Thame.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities with safe crossing points across the B4012. Mitigation would be through the provision of safe crossing points across the main road.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>	<p>Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It also has easy access to the Sustrans cycle route on the southern edge of the town.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>Site F has good access to shops and sports facilities. Access is not as good to a primary and secondary school or the doctors and dentists on East Street. There are however a number of bus stops to the south east edge of the site on Oxford Road.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths, which link the site to these facilities</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>

		Option A	Option B	Option C	Option D	Option F
		<b>Significance of effect:</b> <u>significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>		
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<b>xx / ?</b>  ( <b>xx</b> ) The A4129 would act as a barrier between the site and the rest of the community.  (?) Health and leisure facilities are within close proximity within Thame. It is uncertain though whether this would actually result in an improvement to people's health and well being.  <b>Enhancement /Mitigation:</b> Good links to sport and recreation facilities will enhance this effect.  Safe methods of crossing the A4129 would increase access to the health facilities  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b>	<b>xx / ?</b>  ( <b>xx</b> ) The B4012 would act as a barrier between the site and the rest of the community. In addition the southern part of the site falls within a Health and Safety Hazard Zone  (?) Health and leisure facilities are within close proximity within Thame. It is uncertain though whether this would actually result in an improvement to people's health and well being.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  Safe methods of crossing the B4012 would increase access to the health facilities  <b>Likelihood:</b> Uncertain <b>Scale:</b>	<b>xx / ?</b>  ( <b>xx</b> ) The B4012 would act as a barrier between the site and the rest of the community.  (?) Health and leisure facilities are within close proximity within Thame. However, Thames Park Business Centre may act as a barrier to integration and community cohesion.  <b>Enhancement /Mitigation:</b> Good links to sport and recreation facilities will enhance this effect. But through routes are difficult to provide.  Safe methods of crossing the B4012 would increase access to the health facilities  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local	<b>?</b>  Health and leisure facilities are within close proximity within Thame. It is uncertain though whether this would actually result in an improvement to people's health and well being.  <b>Enhancement :</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>?</b>  Health and other facilities are available at Lord Williams School (adjacent) and elsewhere in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  <b>Enhancement:</b> Good links to sport and recreation facilities across the Oxford Road will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b>

		Option A	Option B	Option C	Option D	Option F
		Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>		<u>Not significant.</u>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓/✗  (✓) The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.  (✗) The A4129 is a barrier to pedestrian movement, which may encourage more car use.  <b>Mitigation</b> Construction of safe crossing points or a footbridge could reduce the effect of the A4129 as a barrier. <b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b>	✓  (✓) The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.  (✗) The B4012 is a barrier to pedestrian movement, which may encourage more car use.  <b>Mitigation</b> Construction of safe crossing points or a footbridge could reduce the effect of the B4012 as a barrier. <b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓/✗  (✓) The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.  (✗) The B4012 would act as a barrier between the site and the rest of the community. Thames Park Business Centre may also be less conducive to pedestrian movement.  <b>Mitigation</b> Construction of safe crossing points or a footbridge could reduce the effect of the B4012 as a barrier. <b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes. <b>Likelihood:</b> High <b>Scale:</b> Local	✓  The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.  <b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.  <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> <u>significant.</u>	✓  As for Option E

		Option A	Option B	Option C	Option D	Option F
		Short to long term <b>Significance of effect:</b> <u>significant.</u>	<b>Significance of effect:</b> <u>significant.</u>	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>		
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓ Site A is in close proximity to Thame's services and facilities but not bus stops. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too. <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> <u>significant.</u>	✓✓ Site B is close to Thame's services and facilities as well as a number of bus stops. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. <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> <u>significant.</u>	✓✓ Site C is close to Thame's services and facilities, a number of bus stops and a Sustrans route. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too. <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> <u>significant.</u>	✓✓ Site D is close to Thame's services and facilities, a number of bus stops and a Sustrans route. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too. <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> <u>significant.</u>	✓✓ Site F is close to Thame's services and facilities as well as a number of bus stops. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too. <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> <u>significant.</u>
7	To conserve and enhance biodiversity.	0 The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.	0 The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.	x The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.	x The site is not classified as a wildlife site or nature reserve and very low	xx The site is not classified as a wildlife site or nature reserve.

		Option A	Option B	Option C	Option D	Option F
				<p>To the south of the site the part along the Cuttlebrook is in the flood plain and provides potential for nesting birds and protected species. Further surveys would be needed if development going further south.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and mitigation measures which could be put in place.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not Significant</u></p>	<p>biodiversity interest.</p> <p>However there are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>	<p>However, there are lots of potential species constraints, habitats along Cuttlebrook and River Thame form a good wildlife corridor, constrained by floodplain and have good potential for enhancement.</p> <p><b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>

		Option A	Option B	Option C	Option D	Option F
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;"><b>xx</b></p> <p>This option would result in the development of countryside.</p> <p>Machin Bates landscape assessment stated that the land is visually prominent in the landscape. The report advised against development as it would extend the town beyond the very definite urban edge associated with the A4129 and it is important that the recessive view of Thame from the north is maintained.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p style="text-align: center;"><b>xx</b></p> <p>This option would result in the development of greenfield land.</p> <p>Machin Bates landscape assessment advised against development of this site as it would extend the town beyond the established urban boundary of the B4012, which maintain the distinct divide between town and country.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</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 style="text-align: center;"><b>x</b></p> <p>This option would result in the development of greenfield land.</p> <p>Machin Bates landscape assessment stated that being mindful of the location of Thame Park two fields away to the south there may be scope for limited development in the northern two fields adjacent to Wenman Road, which could introduce a more gradual transition between the town and its landscape setting.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p style="text-align: center;"><b>x</b></p> <p>This option would result in the development of greenfield land.</p> <p>Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside</p>	<p style="text-align: center;"><b>xx</b></p> <p>This option would result in the development of greenfield land.</p> <p>Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on</p>

		Option A	Option B	Option C	Option D	Option F
		Short to long term <b>Significance of effect:</b> <u>significant.</u>	<b>Significance of effect:</b> <u>significant.</u>	Short to long term <b>Significance of effect:</b> <u>significant.</u>	cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.  <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> <u>significant.</u>	the edge of the development.  <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> <u>significant.</u>
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	0 /*	0	0	0	0
		Site A borders Thame's conservation area. There is the potential for a detrimental impact on the character of the conservation area.  <b>Mitigation:</b> The effect could be mitigated by sensitive design adjacent to the Conservation Area. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b>	The effect would be neutral.	The effect would be neutral.	The effect would be neutral.	The effect would be neutral.

		Option A	Option B	Option C	Option D	Option F
		Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>				
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓	✓✓	✓	✓✓	✗
		Site A is not in a flood zone. As such, the risk of flooding would not be increased.  <b>Enhancement:</b> Locating development outside flood zones would have a significant impact towards reducing flood risk.  <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> <u>significant.</u>	As for Option A	Site C borders a flood zone. As such, there is a minimal risk of flooding or increasing the risk flooding.  <b>Enhancement:</b> Locating development outside flood zones would have a significant impact towards reducing flood risk. The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.  <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> <u>significant.</u>	As for Option A	Northern part of site is within flood zones 2 and 3 (approximately 8.4ha)  <b>Enhancement:</b> Locating development outside of the flood zones would have significant impact towards reducing flood risk. The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.  <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> <u>significant.</u>

		Option A	Option B	Option C	Option D	Option F
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<p style="text-align: center;"><b>xx</b></p> <p>Site A is grade 2 agricultural land</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p style="text-align: center;"><b>x</b></p> <p>Northern half of site B is located on grade 2 agricultural land</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p style="text-align: center;"><b>x</b></p> <p>Site C is Grade 3 agricultural land</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p style="text-align: center;"><b>xx</b></p> <p>Site D is grade 2 agricultural land</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p style="text-align: center;"><b>x</b></p> <p>Part of site F is grade 3 agricultural land.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>

**The options have a neutral effect against the following objectives:**

<b>2</b>	To help create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.allowance
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

### Table 16: Housing allocations at Thame (lower housing allocation of 530 plus an allowance for unallocated sites\*)

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

- Option A – North East
- Option B – South East
- Option C – South
- Option D – South West
- Option F – West

#### **Summary of the significant effects:**

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

##### **Objective 3: Improve accessibility for everyone to health, education, recreation, cultural and community facilities and services**

All the options except Option A score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities. Option A is separated from the rest of Thame by the A4129, which acts as a physical and psychological barrier. This would need to be mitigated by safe crossing points. It should be noted however that with a lower allocation and reliance on unallocated sites there could be problems with infrastructure delivery and less infrastructure provided.

**Objective 5 To reduce the harm to the environment by seeking to minimise pollution of all kinds.** All of the options would significantly and positively affect this objective except that option C may not because it does not link to the existing built up part of Thame and would force circuitous vehicular trips.

**Objective 6 To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.** All the options because they are located relatively close to the centre would have a strong positive affect on this objective.

**Objective 8 To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.** All options score negatively in relation to this objective as they would result in the loss of the countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. However according to Machin Bates Landscape Assessment 2009 options A, B and F have the largest impact upon the landscape setting of Thame. The lower housing allocation may lessen the impact so the SA recommends additional landscape assessment work with the lower number in mind.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well being, the economy and the environment.**

Options C border flood zones and therefore there is a small risk that development might exacerbate flooding. The northern part of option F is covered by flood zones 2 and 3 (approximately 8.4ha), which means development of this site could have flooding implications, however this could be mitigated through the design of the development and use of SUDS. Also, the lower allocation could mean that development is kept out of the flood zone. Development in Options A, B and D would not contribute to flooding.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

All of the options will have a significant negative affect on this objective with options A and D having a greater effect as there is the potential loss of Grade 2 agricultural land. A lower housing allocation however could use fewer resources.

Key for effects of each option

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

		Option A	Option B	Option C	Option D	Option F
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable housing.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>As for Option A</p>	<p>✓✓</p> <p>As for Option A</p>	<p>✓✓</p> <p>As for Option A</p>	<p>✓✓</p> <p>As for Option A</p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce</p>

		Option A	Option B	Option C	Option D	Option F
		crime and the fear of crime.	crime.	crime and the fear of crime.	crime and the fear of crime.	crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓	✓	✓	✓✓	✓✓
		<p>Site A has good access to a primary and secondary school as well as shops, sports facilities and doctors and dentists on East Street.</p> <p>However, the A4129 falls between site A and Thame, which may act a barrier to walking and cycling into Thame.</p> <p>It should also be noted that a lower allocation and reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement/Mitigation:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities with safe crossing points across the A4129. Mitigation would be through the provision of safe crossing points or even footbridge across</p>	<p>Site B has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. There are also bus stops on Towersey Road and Towersey Drive less than 300 metres from the site.</p> <p>However, the B4012 falls between site B and Thame, which may act a barrier to walking and cycling into Thame.</p> <p>It should also be noted that a lower allocation and reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths, which link the site to these facilities with safe crossing points across the B4012. Mitigation would be</p>	<p>Site C has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It also has easy access to the Sustrans cycle route on the southern edge of the town.</p> <p>However, the B4012 falls between site C and Thame, which may act a barrier to walking and cycling into Thame.</p> <p>It should also be noted that a lower allocation and reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities with safe crossing points across the B4012. Mitigation would be</p>	<p>Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It also has easy access to the Sustrans cycle route on the southern edge of the town.</p> <p>It should be noted however that a lower allocation and reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>Site F has good access to shops and sports facilities. Access is not as good to a primary and secondary school or the doctors and dentists on East Street. There are however a number of bus stops to the south east edge of the site on Oxford Road.</p> <p>It should be noted however that a lower allocation and reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths, which link the site to these facilities <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b></p>

		Option A	Option B	Option C	Option D	Option F
		<p>the main road.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>through the provision of safe crossing points or even footbridge across the main road.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>through the provision of safe crossing points across the main road.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p><b>** / ?</b></p> <p>(**) The A4129 would act as a barrier between the site and the rest of the community.</p> <p>(?) Health and leisure facilities are within close proximity within Thame. It is uncertain though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement /Mitigation:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p>Safe methods of</p>	<p><b>** / ?</b></p> <p>(**) The B4012 would act as a barrier between the site and the rest of the community. With the reduced numbers it may be possible to build away from the southern part of the site which falls within a Health and Safety Hazard Zone</p> <p>(?) Health and leisure facilities are within close proximity within Thame. It is uncertain though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b></p>	<p><b>** / ?</b></p> <p>(**) The B4012 would act as a barrier between the site and the rest of the community.</p> <p>(?) Health and leisure facilities are within close proximity within Thame. However, Thames Park Business Centre may act as a barrier to integration and community cohesion.</p> <p><b>Enhancement /Mitigation:</b> Good links to sport and recreation facilities will enhance this effect. But through routes are difficult to provide.</p>	<p><b>?</b></p> <p>Health and leisure facilities are within close proximity within Thame. It is uncertain though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement :</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p>	<p><b>?</b></p> <p>Health and other facilities are available at Lord Williams School (adjacent) and elsewhere in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities across the Oxford Road will enhance this effect.</p> <p><b>Likelihood:</b></p>

		Option A	Option B	Option C	Option D	Option F
		<p>crossing the A4129 would increase access to the health facilities</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>Good links to sport and recreation facilities will enhance this effect.</p> <p>Safe methods of crossing the B4012 would increase access to the health facilities</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>Safe methods of crossing the B4012 would increase access to the health facilities</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p><b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	<p>✓/✗</p> <p>(✓) The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.</p> <p>(✗) The A4129 is a barrier to pedestrian movement, which may encourage more car use.</p> <p><b>Mitigation</b> Construction of safe crossing points or a footbridge could reduce the effect of the A4129 as a barrier.</p>	<p>✓</p> <p>(✓) The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.</p> <p>(✗) The B4012 is a barrier to pedestrian movement, which may encourage more car use.</p> <p><b>Mitigation</b> Construction of safe crossing points or a footbridge could reduce the effect of the B4012 as a barrier. <b>Enhancement:</b></p>	<p>✓/✗</p> <p>(✓) The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.</p> <p>(✗) The B4012 would act as a barrier between the site and the rest of the community. Thames Park Business Centre may also be less conducive to pedestrian movement.</p> <p><b>Mitigation</b> Construction of safe crossing points or a</p>	<p>✓</p> <p>The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm</p>	<p>✓</p> <p>As for Option D</p>

		Option A	Option B	Option C	Option D	Option F
		<p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>This effect could be enhanced by careful planning of vehicular routes.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>footbridge could reduce the effect of the B4012 as a barrier.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓	✓✓	✓✓	✓✓	✓✓
		<p>Site A is in close proximity to Thame's services and facilities but not bus stops.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p>	<p>Site B is close to Thame's services and facilities as well as a number of bus stops.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b></p>	<p>Site C is close to Thame's services and facilities, a number of bus stops and a SUSTRANS route.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>	<p>Site D is close to Thame's services and facilities, a number of bus stops and a SUSTRANS route.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>	<p>Site F is close to Thame's services and facilities as well as a number of bus stops.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p>

		Option A	Option B	Option C	Option D	Option F
		<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	<u>significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>
7	To conserve and enhance biodiversity.	0 The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.	0 The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.	x The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.  To the south of the site the part along the Cuttlebrook is in the flood plain and provides potential for nesting birds and protected species. Further surveys would be needed if development going further south.  <b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and mitigation measures which could be put in place. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b>	x The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.  However there are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.  <b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.  <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of</b>	xx The site is not classified as a wildlife site or nature reserve.  However, there are lots of potential species constraints, habitats along Cuttlebrook and River Thame form a good wildlife corridor, constrained by floodplain and have good potential for enhancement.  <b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b>

		Option A	Option B	Option C	Option D	Option F
				Short to long term <b>Significance of effect:</b> <u>Not Significant</u>	<b>effect:</b> <u>Not significant.</u>	Short to long term <b>Significance of effect:</b> <u>Not significant.</u>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<b>xx</b>  This option would result in the development of countryside.  Machin Bates landscape assessment stated that the land is visually prominent in the landscape. The report advised against development as it would extend the town beyond the very definite urban edge associated with the A4129 and it is important that the recessive view of Thame from the north is maintained.  <b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be	<b>xx</b>  This option would result in the development of greenfield land.  Machin Bates landscape assessment advised against development of this site as it would extend the town beyond the established urban boundary of the B4012, which maintain the distinct divide between town and country.  <b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be	<b>x</b>  This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that being mindful of the location of Thame Park two fields away to the south there may be scope for limited development in the northern two fields adjacent to Wenman Road, which could introduce a more gradual transition between the town and its landscape setting.  <b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be	<b>x</b>  This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in mitigating these with a	<b>xx</b>  This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the countryside to the north and on the rural character of the

		Option A	Option B	Option C	Option D	Option F
		<p>lessened by providing a landscape buffer on the edge of the development.</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> <u>significant.</u></p>	<p>lessened by providing a landscape buffer on the edge of the development.</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> <u>significant.</u></p>	<p>lessened by providing a landscape buffer on the edge of the development.</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> <u>significant.</u></p>	<p>well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton. Any impact however may be different with fewer dwellings on the site. Further work is recommended to assess this.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. Further landscape assessment work is required to assess impact of reduced allocation.</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> Perm</p>	<p>Thame valley and the Cuttle Brook.</p> <p>Any impact however may be different with fewer dwellings on the site. Further work is recommended to assess this.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. Further landscape assessment work is required to assess impact of reduced allocation.</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> Perm</p>

		Option A	Option B	Option C	Option D	Option F
					<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	<u>significant.</u>
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	0 / ✖  Site A borders Thame's conservation area. There is the potential for a detrimental impact on the character of the conservation area.  <b>Mitigation:</b> The effect could be mitigated by sensitive design adjacent to the Conservation Area. <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> <u>significant.</u>	0  The effect would be neutral.	0  The effect would be neutral.	0  The effect would be neutral.	0  The effect would be neutral.
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓  Site A is not in a flood zone. As such, the risk of flooding would not be increased.	✓✓  As for Option A	✓  Site C borders a flood zone. As such, there is a minimal risk of flooding or increasing the risk flooding.	✓✓  As for Option A	✓  Northern part of site is within flood zones 2 and 3 (approximately 8.4ha. With the lower number of dwellings

		Option A	Option B	Option C	Option D	Option F
		<p><b>Enhancement:</b> Locating development outside flood zones would have a significant impact towards reducing flood risk.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>		<p><b>Enhancement:</b> Locating development outside flood zones would have a significant impact towards reducing flood risk.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>		<p>however it may be possible to avoid development in the flood zone.</p> <p><b>Enhancement:</b> Locating development outside of the flood zones would have significant impact towards reducing flood risk.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals,	<p><b>xx</b></p> <p>Site A is grade 2 agricultural land</p> <p>A lower allocation may use fewer resources.</p> <p><b>Mitigation</b></p>	<p><b>x</b></p> <p>Northern half of site B is located on grade 2 agricultural land</p> <p>A lower allocation may use fewer resources.</p> <p><b>Mitigation</b></p>	<p><b>x</b></p> <p>Site C is Grade 3 agricultural land</p> <p>A lower allocation may use fewer resources.</p> <p><b>Mitigation</b></p>	<p><b>xx</b></p> <p>Site D is grade 2 agricultural land</p> <p>A lower allocation may use fewer resources.</p> <p><b>Mitigation</b></p>	<p><b>x</b></p> <p>Part of site F is grade 3 agricultural land.</p> <p>A lower allocation may use fewer resources.</p> <p><b>Mitigation</b></p>

		Option A	Option B	Option C	Option D	Option F
	biodiversity and soil quality.	The loss of agricultural land cannot be mitigated  <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> <u>significant.</u>	<b>Mitigation</b> The loss of agricultural land cannot be mitigated  <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> <u>significant.</u>	The loss of agricultural land cannot be mitigated  <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> <u>significant.</u>	The loss of agricultural land cannot be mitigated  <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> <u>significant.</u>	The loss of agricultural land cannot be mitigated  <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> <u>significant.</u>

**The options have a neutral effect against the following objectives:**

<b>2</b>	To help create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

### Table 17: Housing allocations at Thame not including an allowance for unallocated sites\* (Split 775 dwellings with the majority on a greenfield neighbourhood and the remainder to be brought forward in the Site Allocations DPD allowing for the possibility of using brownfield sites within the town, or allocating all 775 on a single site)

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

Option A – 530 on site D with 245 brought forward in Site Allocations DPD

Option B – 600 on site D with 175 brought forward in Site Allocations DPD

Option C – 530 on site F with 245 brought forward in Site Allocations DPD

Option D – 600 on site F with 175 brought forward in Site Allocations DPD

Option E – 775 on site D

Option F – 775 on site F

#### Summary of the significant effects:

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

##### **Objective 3: Improve accessibility for everyone to health, education, recreation, cultural and community facilities and services**

All the options score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities and that sites have good access to bus services.

**Objective 5 To reduce the harm to the environment by seeking to minimise pollution of all kinds.** All of the options would significantly and positively affect this objective as both sites D and F are relatively close to a good range of facilities in Thame. Site F would be likely to have a greater attraction to use bus services for longer distance travel as the premium route bus stops are particularly convenient to the site.

**Objective 6 To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.** All the options score positively because the sites are located relatively close to the town centre would have

a positive affect on this objective. Site F would be likely to provide a greater attraction to use bus services for longer distance travel as the bus stops are particularly convenient to the site. The Oxford to Aylesbury premium bus service provides access to Oxford and Aylesbury and to the station and employment areas at Haddenham. Increasing the use of bus services may enable a more frequent service to be provided.

**Objective 8 To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.** All options score negatively in relation to this objective as they would result in the loss of open countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing an appropriately designed landscape buffer on the edge of and within the development. The Machin Bates Landscape Assessment 2009 indicates that development of the sloping site F would be likely to have a large impact on the landscape setting of Thame. Whilst it is unlikely that development on site F could be hidden from view, the impact could be mitigated by ensuring the density and design of development allows for suitable structural landscaping. If site D was allocated for the whole 775 homes, development would go beyond the recommended housing area in our landscape assessment if built to an appropriate density.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well being, the economy and the environment.**

The northern part of option F is within flood zones 2 and 3 (approximately 8.4ha), homes on this land would have an unacceptable risk of flooding for new residents. There is sufficient zone 1 land on site F to accommodate up to 600 homes at a relatively low density of development. Both sites are capable of development of up to 600 homes without a significant risk of flooding to the new homes, so there is no difference between the options. The use of SUDS on either site will ensure that there is no greater risk of flooding than exists at present, and there is no difference between the sites on the risk of flooding to land beyond the site boundary. It would not be possible to allocate the whole 775 on site F with an appropriate density and avoid development in the flood plain.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

All of the options will have a significant negative effect on this objective with Site D having a greater effect as there is the potential loss of Grade 2 agricultural land. A lower housing allocation however would be likely to use fewer resources. Putting the whole allocation on either of the sites could result in loss of more greenfield land than deferring some to the Site Allocations DPD which could involve some of the development being built on previously developed land.

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

		Option A	Option B	Option C	Option D	Option E	Option F
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓ Development of this site along with those in the Site Allocations DPD would provide a mix of housing including affordable housing.  <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.  <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> <u>significant.</u>	✓✓ As for Option A				
2	To help to create safe places for people to use and for	? This is dependent upon the overall layout and design.	? This is dependent upon the overall layout and design.	? This is dependent upon the overall layout and design.	? This is dependent upon the overall layout and design.	? This is dependent upon the overall layout and design.	? This is dependent upon the overall layout and design.

		Option A	Option B	Option C	Option D	Option E	Option F
	businesses to operate and to reduce anti-social behaviour.	<b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	<b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	<b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	<b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	<b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	<b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓  Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site	✓✓  Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities	✓✓  Site F has good access to schools, shops and sports facilities. Access is not as good to the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame. The premium route bus stops adjoin the site on the site on Oxford Road.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.  <b>Enhancement:</b> This effect could be enhanced through	✓✓  Site F has good access to schools, shops and sports facilities. Access is not as good to the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame. The premium route bus stops adjoin the site on the site on Oxford Road.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.  <b>Enhancement:</b> This effect could be enhanced through	✓✓  Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities  <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓✓  Site F has good access to schools, shops and sports facilities. Access is not as good to the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame. The premium route bus stops adjoin the site on the site on Oxford Road.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities  <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b>

		Option A	Option B	Option C	Option D	Option E	Option F
		to these facilities <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> <u>significant.</u>	<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> <u>significant.</u>	ensuring good foot and cycle paths which link the site to these facilities  <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> <u>significant.</u>	ensuring good foot and cycle paths which link the site to these facilities  <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> <u>significant.</u>	<b>Significance of effect:</b> <u>significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	?	?	?	?	?	?
		Health and other facilities are available in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable	Health and other facilities are available in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.	Health and other facilities are available in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable	Health and other facilities are available in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable	Health and other facilities are available in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.	Health and other facilities are available in close proximity within the town. It is uncertain though whether this would actually result in an improvement to people's health and well being.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.

		Option A	Option B	Option C	Option D	Option E	Option F
		location.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	location.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	location.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓  The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option for longer journeys.	✓  The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option for longer journeys.  Proximity of sites in	✓  The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site F is close to a premium bus route which should encourage bus use for longer journeys.  Proximity of sites in Site Allocations DPD to services	✓  The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site F is close to a premium bus route which should encourage bus use for longer journeys.  Proximity of sites in Site Allocations DPD to services	✓  The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option for longer journeys.	✓  The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site F is close to a premium bus route which should encourage bus use for longer journeys.

		Option A	Option B	Option C	Option D	Option E	Option F
		<p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</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> <u>significant.</u></p>	<p>Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</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> <u>significant.</u></p>	<p>and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</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> <u>significant.</u></p>	<p>and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful planning of vehicular routes.</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> <u>significant.</u></p>		
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
		<p>Site D is close to Thame's services and facilities, and a SUSTRANS route. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of</p>	<p>Site D is close to Thame's services and facilities, and a SUSTRANS route. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this</p>	<p>Site F is close to Thame's services and facilities, a SUSTRANS route as well as a number of bus stops. Site F is close to a premium bus route which should</p>	<p>Site F is close to Thame's services and facilities, a SUSTRANS route as well as a number of bus stops. Site F is close to a premium bus route which should</p>	<p>Site D is close to Thame's services and facilities, and a SUSTRANS route. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this</p>	<p>Site F is close to Thame's services and facilities, a SUSTRANS route as well as a number of bus stops. Site F is close to a premium bus route which should encourage bus use</p>

		Option A	Option B	Option C	Option D	Option E	Option F
		<p>this travel option for longer journeys.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>travel option for longer journeys.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>encourage bus use for longer journeys. Increased use of this bus service may enable more frequent services to be provided.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>encourage bus use for longer journeys. Increased use of this bus service may enable more frequent services to be provided.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>travel option for longer journeys.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>for longer journeys. Increased use of this bus service may enable more frequent services to be provided.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>

		Option A	Option B	Option C	Option D	Option E	Option F
7	To conserve and enhance biodiversity.	<p style="text-align: center;"><b>x</b></p> <p>The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.</p> <p>There are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.</p> <p>Impact of the site in Site Allocations DPD would depend on the site selected but environmental issues will be considered in the allocation process.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation</p>	<p style="text-align: center;"><b>x</b></p> <p>The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.</p> <p>There are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.</p> <p>Impact of the site in Site Allocations DPD would depend on the site selected but environmental issues will be considered in the allocation process.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.</p>	<p style="text-align: center;"><b>xx</b></p> <p>The site is not classified as a wildlife site or nature reserve.</p> <p>There are lots of potential species constraints, habitats along Cuttlebrook and River Thames form a good wildlife corridor, constrained by floodplain and have good potential for enhancement. This area is in the floodplain and outside the developable land but would be in the area used for recreation and greenspace.</p> <p>Impact of the site in Site Allocations DPD would depend on the site selected but environmental issues will be</p>	<p style="text-align: center;"><b>xx</b></p> <p>The site is not classified as a wildlife site or nature reserve.</p> <p>There are lots of potential species constraints, habitats along Cuttlebrook and River Thames form a good wildlife corridor, constrained by floodplain and have good potential for enhancement. This area is in the floodplain and outside the developable land but would be in the area used for recreation and greenspace.</p> <p>Impact of the site in Site Allocations DPD would depend on the site selected but environmental issues will be</p>	<p style="text-align: center;"><b>x</b></p> <p>The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.</p> <p>There are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.</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 style="text-align: center;"><b>xx</b></p> <p>The site is not classified as a wildlife site or nature reserve.</p> <p>There are lots of potential species constraints, habitats along Cuttlebrook and River Thames form a good wildlife corridor, constrained by floodplain and have good potential for enhancement. This area is in the floodplain and outside the developable land but would be in the area used for recreation and greenspace.</p> <p><b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and</p>

		Option A	Option B	Option C	Option D	Option E	Option F
		measures could be put in place. <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> <u>Not significant.</u>	<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> <u>Not significant.</u>	considered in the allocation process. <b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors. <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> <u>Not significant.</u>	considered in the allocation process. <b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors. <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> <u>Not significant.</u>	<b>Significance of effect:</b> <u>Not significant.</u>	wildlife corridors. <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> <u>Not significant.</u>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	x	x	xx	xx	xx	xx
		This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road	This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be	This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the	This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the	This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be	This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the edge of

		Option A	Option B	Option C	Option D	Option E	Option F
		<p>would not be compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However</p>	<p>compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on</p>	<p>edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the</p>	<p>edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the</p>	<p>compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p>775 homes would expand beyond the recommended housing area shown in the landscape assessment</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on</p>	<p>Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</p> <p><b>Likelihood:</b> High</p>

		Option A	Option B	Option C	Option D	Option E	Option F
		<p>the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</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> <u>significant.</u></p>	<p>the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local</p>	<p>development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</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> <u>significant.</u></p>	<p>development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</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> <u>significant.</u></p>	<p>the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</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> <u>significant.</u></p>	<p><b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u></p>
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local	0	0	0	0	0	0
		Effect would be neutral on Site D. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site D. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site F. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site F. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site D.	Effect would be neutral on Site F.

		Option A	Option B	Option C	Option D	Option E	Option F
	distinctiveness.						
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓ Site D is in flood zone 1, the risk of flooding to new homes is minimised. Use of SUDS will minimise the risk of flooding to areas outside the site  Impact from sites in Site Allocations DPD not known but there are unlikely to be any flooding issues as planning policies seek to prevent this.  <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> <u>significant.</u>	✓✓ Site D is in flood zone 1, the risk of flooding to new homes is minimised. Use of SUDS will minimise the risk of flooding to areas outside the site  Impact from sites in Site Allocations DPD not known but there are unlikely to be any flooding issues as planning policies seek to prevent this.  <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> <u>significant.</u>	✓ The Northern part of site is within flood zones 2 and 3 (approximately 8.4ha). There is sufficient zone 1 land to accommodate up to 600 homes. With a lower number of dwellings and an allocation in the Site Allocations DPD it is possible to avoid development in flood zone 2 and 3. Use of SUDS will minimise the risk of flooding to areas outside the site  <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> <u>significant.</u>	✓ The Northern part of site is within flood zones 2 and 3 (approximately 8.4ha). There is sufficient zone 1 land to accommodate up to 600 homes. With a lower number of dwellings and an allocation in the Site Allocations DPD it is possible to avoid development in flood zone 2 and 3. Use of SUDS will minimise the risk of flooding to areas outside the site  <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> <u>significant.</u>	✓✓ Site D is in flood zone 1, the risk of flooding to new homes is minimised. Use of SUDS will minimise the risk of flooding to areas outside the site  <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> <u>significant.</u>	✗ Northern part of site is within flood zones 2 and 3 (approximately 8.4ha)  <b>Enhancement:</b> Locating development outside of the flood zones would have significant impact towards reducing flood risk. The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.  <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> <u>significant.</u>
13	To improve	✗✗	✗✗	✗	✗	✗✗	✗

		Option A	Option B	Option C	Option D	Option E	Option F
	efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<p>Site D is grade 2 agricultural land</p> <p>With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 2 agricultural land.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>Site D is grade 2 agricultural land</p> <p>With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 2 agricultural land.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>Part of site F is grade 3 agricultural land.</p> <p>With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 3 agricultural land.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>Part of site F is grade 3 agricultural land.</p> <p>With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 3 agricultural land.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>Site D is grade 2 agricultural land</p> <p>Putting the whole allocation on this site could result in the loss of more greenfield land.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>Part of site F is grade 3 agricultural land.</p> <p>Putting the whole allocation on this site could result in the loss of more greenfield land.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>

**The options have a neutral effect against the following objectives:**

<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 18: Level of Housing Allocated at Thame**

Option A – 850 dwellings  
Option B – 775 dwellings  
Option C – 530 dwellings

**Summary of the significant effects:**

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing although a lower allocation less so. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards. It is acknowledged however that a lower allocation will deliver less housing than the larger allocations so the effects will not be as great.

Key for effects of each option

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

		Option A	Option B	Option C
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Allocation of 850 dwellings site would provide a mix of housing including affordable housing.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Allocation of 775 dwellings site would provide a mix of housing including affordable housing.</p> <p>It is acknowledged however that a lower allocation will deliver less housing than the larger allocations so the effect will not be as great.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Allocation of 530 dwellings would provide a mix of housing including affordable housing.</p> <p>It is acknowledged however that a lower allocation will deliver less housing than the larger allocations so the effect will not be as great.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to</p>

		Option A	Option B	Option C
	reduce crime and the fear of crime.	to reduce crime and the fear of crime.	designed to reduce crime and the fear of crime.	reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p>?</p> <p>Accessibility to services would be dependent on where the homes were built.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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> <u>Not significant.</u></p>	<p>?</p> <p>Accessibility to services would be dependent on where the homes were built.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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> <u>Not significant.</u></p>	<p>?</p> <p>Accessibility to services would be dependent on where the homes were built</p> <p>Allocating a lower number could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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> <u>Not significant.</u></p>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p>?</p> <p>There are sport, faith and health facilities in Thame. The location of development would impact on access to these facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p>	<p>?</p> <p>There are sports, faith and health facilities in Thame. The location of development would impact on access to these facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p>	<p>?</p> <p>There are sports, faith and health facilities in Thame. The location of development would impact on access to these facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement</b></p>

		Option A	Option B	Option C
		<p><b>Enhancement</b> <b>/Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p><b>Enhancement</b> <b>/Mitigation:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p><b>/Mitigation:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	<p>?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car and as a result pollution could be reduced.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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>?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car and as a result pollution could be reduced.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car and as a result pollution could be reduced.</p> <p>A lower allocation on the favoured site could decrease the number of car journeys and as a result reduce pollution even more.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local</p>

		Option A	Option B	Option C
		<b>Significance of effect:</b> <u>Not significant.</u>	Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car.</p> <p>A higher allocation on a site well connected to public transport services and walking and cycling routes would mean more people have opportunities to change travel mode.</p> <p><b>Enhancement:</b> Ensure development is on a site with good access to public transport and services and facilities.</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> <u>Not significant.</u></p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car.</p> <p><b>Enhancement:</b> Ensure development is on a site with good access to public transport and services and facilities.</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> <u>Not significant.</u></p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car.</p> <p><b>Enhancement:</b> Ensure development is on a site with good access to public transport and services and facilities.</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> <u>Not significant.</u></p>
7	To conserve and	?	?	?

		Option A	Option B	Option C
	enhance biodiversity.	<p>The full impact would be dependent on the location of the development.</p> <p>A larger allocation however could have a greater impact.</p> <p><b>Enhancement / Mitigation</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>The full impact would be dependent on the location of the development.</p> <p>A larger allocation however could have a greater impact.</p> <p><b>Enhancement / Mitigation</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>The full impact would be dependent on the location of the development.</p> <p>A lower allocation on the favoured site could result in less greenfield land being used potentially reducing the impact on any biodiversity. This would depend on the final design.</p> <p><b>Enhancement / Mitigation</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development.</p> <p>A lower allocation on the favoured site could result in less greenfield land being used but this would depend on the final design.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer</p>

		Option A	Option B	Option C
		<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> <u>Not significant.</u>	<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> <u>Not significant.</u>	on the edge of the development. <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> <u>Not significant.</u>
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development and the final design. It is possible that a higher allocation could result in increased levels of traffic affecting the historic centre of the town. This could be lessened however by allocating a site that has good connections to public transport and the town's services and facilities.</p> <p><b>Mitigation:</b> Mitigation would be through the final design and allocating a site with good connections to public transport and the town's services and facilities.</p> <p><b>Likelihood:</b> High  <b>Scale:</b> Local  <b>Temp or perm:</b> Perm  <b>Timing:</b></p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development and the final design. It is possible that a higher allocation could result in increased levels of traffic affecting the historic centre of the town. This could be lessened however by allocating a site that has good connections to public transport and the town's services and facilities.</p> <p><b>Mitigation:</b> Mitigation would be through the final design and allocating a site with good connections to public transport and the town's services and facilities.</p> <p><b>Likelihood:</b> High  <b>Scale:</b> Local  <b>Temp or perm:</b></p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development and the final design. It is possible that a lower allocation could result in lower levels of traffic affecting the historic centre of the town.</p> <p><b>Mitigation:</b> Mitigation would be through the final design and allocating a site with good connections to public transport and the town's services and facilities.</p> <p><b>Likelihood:</b> High  <b>Scale:</b> Local  <b>Temp or perm:</b> Perm  <b>Timing:</b></p>

		Option A	Option B	Option C
		Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant</u>	Short to long term <b>Significance of effect:</b> <u>Not significant</u>
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	?	?	?
		The full impact would be dependent on the location of the development.  The use of SUDS should mitigate the risk of flooding and the impact would be similar for all scales development.  <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> <u>Not significant.</u>	The full impact would be dependent on the location of the development.  The use of SUDS should mitigate the risk of flooding and the impact would be similar for all scales development.  <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> <u>Not significant.</u>	The full impact would be dependent on the location of the development.  The use of SUDS should mitigate the risk of flooding and the impact would be similar for all scales development.  <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> <u>Not significant.</u>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	?	?	?
		The full impact would be dependent on the location and final density of the development.  <b>Mitigation</b> The loss of agricultural land cannot be mitigated  <b>Likelihood:</b> High <b>Scale:</b>	The full impact would be dependent on the location and final density of the development.  <b>Mitigation</b> The loss of agricultural land cannot be mitigated  <b>Likelihood:</b> High <b>Scale:</b>	The full impact would be dependent on the location of the development. A lower allocation on the same size greenfield site would be less likely to result in efficient land use.  <b>Mitigation</b> The loss of agricultural land cannot be mitigated  <b>Likelihood:</b>

	Option A	Option B	Option C
	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>

**The options have a neutral effect against the following objectives:**

<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.allowance
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

### Table 19: Housing allocations at Wallingford (higher allocation of 750 not including an allowance for unallocated sites\*)

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

**Option A** – North

**Option B** – West

**Option C** – South West (West of Hithercroft Industrial Estate)

**Option D** – South West (South of Hithercroft Industrial Estate)

**Option E** – South

#### Summary of the significant effects:

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

##### **Objective 3: Improve access to health, education and community facilities**

All of the options score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities. The positive effect for Option F could potentially be further enhanced if the housing on both sites was built on the half of the site closest to the town centre.

##### **Objective 5: Reduce harm to the environment by seeking to minimise pollution of all kinds**

All options score positively against this objective. The close proximity of the sites to services and facilities should encourage walking and cycling and reduce car journeys and associated vehicle emissions. However, Options C and D would involve travelling through the Hithercroft Industrial Estate which would be less conducive to walking and cycling than Options A, B and E.

##### **Option 6: Improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option C scores negatively against this objective as the site is fairly isolated with no bus stops nearby. Similarly, Option D has the disadvantage that the Hithercroft Industrial Estate and the railway line would act as a barrier to accessing the town centre. These

effects could be mitigated by adding a bus stop close to Option C and providing foot and cycle path links. The effectiveness of these foot and cycle links will depend upon how appealing they are to use. Options A, B, and E score more positively against this objective.

**Objective 8: Protect and enhance open spaces and the countryside and areas designated for their landscape importance**

All options score negatively in relation to this objective as they would result in the loss of the countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.

**Objective 11: Reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

All options score positively against this objective as the risk of flooding is not increased. This effect could be enhanced by implementing Sustainable Urban Drainage Systems where appropriate.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

All sites would result in the loss of agricultural land of similar grade – all include some grade 2 land. Site A contains workable minerals, however it has been indicated that this could be mitigated by working the minerals as part of the development of the site.

Key for effects of each option

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

		Option A	Option B	Option C	Option D	Option E
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development	? This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development

		Option A	Option B	Option C	Option D	Option E
	reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  However, Bradfords Brook is a barrier to movement.  <b>Enhancement:</b> This effect could be enhanced through the provision of additional foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

		Option A	Option B	Option C	Option D	Option E
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p>?</p> <p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>?</p> <p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>? / *</p> <p>(?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p>(*) The Hithercroft Industrial Estate lies between site C and other residential areas in Wallingford. This would act a barrier to community cohesion and integration.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b></p>	<p>? / *</p> <p>(?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p>(*) This site is bounded by the Cholsey and Wallingford railway line and the Hithercroft industrial estate which would act as a barrier community cohesion and integration.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive effect.</p> <p><b>Mitigation:</b> Provision of footbridges over the railway line would help to mitigate this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b></p>	<p>*</p> <p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. However, Bradfords Brook is a barrier to movement. It is also a physical barrier preventing community cohesion.</p> <p>The site is currently poorly linked to the area to the north of Bradfords Brook.</p> <p><b>Mitigation:</b> The provision of good links to sport and recreation facilities will mitigate this effect. Good permeability from the site to facilities and adjoining areas is critical.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>

		Option A	Option B	Option C	Option D	Option E
				<u>Not significant.</u>	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓  The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should mean fewer car journeys and consequently less vehicle emissions.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓  The proximity of the site to several services and facilities (town centre, secondary school, sports centre) would mean fewer car journeys and consequently less vehicle emissions.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓/✗  (✓) The proximity of the site to several services and facilities (town centre, doctors surgery / health centre, sports centre) and facilities would mean fewer car journeys and consequently less vehicle emissions.  (✗) However, the route through the industrial estate would be less conducive than options A, B and E.  <b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓/✗  (✓) The proximity of the site to several services and facilities (doctors / health centre , sports centre) would mean fewer car journeys and consequently less vehicle emissions.  (✗) However, the route through the industrial estate would be less conducive to walking and cycling than options A, B and E.  <b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✗  The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) could mean fewer car journeys and consequently less vehicle emissions. However, Bradfords Brook is a barrier to movement.  <b>Mitigation:</b> This effect could be mitigated through provision of additional foot and cycle path links from the site to the area to the north.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term

		Option A	Option B	Option C	Option D	Option E
						<b>Significance of effect:</b> Significant.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓ The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wilding Road. Site A is also closest to the secondary school.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.  <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wantage Road.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.  <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	x Site C is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys.  <b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be established.  <b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made. <b>Scale:</b> Large i.e. 750 houses although car journeys to the town would be short <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b>	x Site D is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys.  <b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be established.  <b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made. <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓ The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) should promote walking and cycling. However, Bradfords Brook is a barrier to movement. The site is close to a number of bus stops on the Reading Road.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.  <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 750 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

		Option A	Option B	Option C	Option D	Option E
				Significant.		
7	To conserve and enhance biodiversity.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	xx This site would result in development of the countryside which is contrary to this objective.  The site is adjacent to the AONB. One access to the site would be within the AONB.  Landscape Assessment by Machin Bates Associates in 2009 raised	x This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 did not raise concerns over development on the site in landscape terms.  Studio REAL report 2010	x This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 considered development of the site to be appropriate due to the negative urbanising effect of the adjacent industrial	x This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 considered development of the site to be appropriate due to the negative urbanising effect of the adjacent industrial	xx This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 advised against development of this site in landscape terms given the interface with the mature townscape of Winterbrook.

		Option A	Option B	Option C	Option D	Option E
		<p>concerns over the visual impact of development of this site on the AONB.</p> <p>Report by Studio REAL 2010 considered any impact on Area of Outstanding Natural Beauty could be mitigated by a design solution.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by detailed design and a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>considers this site to contain a distinctive landscape that brings the countryside into the town. However, considers the eastern boundary to be an arbitrary property boundary, which should not be considered 'sacrosanct'.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 concurred with these findings.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 has concerns over loss of landscape on this site as it is part of the 'green wedge' that extends into Winterbrook but also recommends it to be used for employment.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>The site also has the presence of soft well treed edges of Wallingford.</p> <p>Studio REAL report 2010 states that the landscape on this site is highly distinctive and the loss of this landscape would be detrimental to the setting of the town.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>

		Option A	Option B	Option C	Option D	Option E
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓ Site A is not in a flood zone. The risk of flooding should not be increased. <b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ Site B is not in a flood zone. The risk of flooding should not be increased. <b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ Site C is not in a flood zone although it borders Bradfords Brook which has a small area of flood zone either side of it. <b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradfords Brook.  The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ Site D is not in a flood zone although it borders Bradfords Brook which has a small area of flood zone either side of it. <b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradfords Brook.  The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓✓ Site E is not in a flood zone although it borders Bradfords Brook which has a small area of flood zone either side of it. <b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradfords Brook.  The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
13	To improve efficiency in land use and reduce development pressure on the	xx Site A is on grades 2/3a agricultural land. Development could	xx Site B is on grades 2 and 3 agricultural land. Development could	x Site C is on grade 2 agricultural land but not on a realistically valuable scale.	xx Site D is on grades 2 and 4 agricultural land.	xx Site E is on grades 2/3a agricultural land. Development could

		Option A	Option B	Option C	Option D	Option E
	countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<p>potentially sterilise a workable mineral resource. OCC have issued a holding objection on mineral sterilisation grounds.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The minerals resource could be worked prior to or simultaneously to any development of this site. Potential for the worked minerals to be used in the construction of the development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>	<p>sterilise a mineral resource, however the resource is not considered to be workable by OCC.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>sterilise a mineral resource, however the resource is not considered to be workable by OCC.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>

		Option A	Option B	Option C	Option D	Option E
		Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.				

**The options have a neutral effect against the following objectives:**

<b>9</b>	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities and; b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## **Table 20: Housing allocations at Wallingford (lower allocation of 400 plus an allowance for unallocated sites\*)**

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

**Option A** – North

**Option B** – West

**Option C** – South West (West of Hithercroft Industrial Estate)

**Option D** – South West (South of Hithercroft Industrial Estate)

**Option E** – South

### **Summary of the significant effects:**

#### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

#### **Objective 3: Improve access to health, education and community facilities**

All of the options score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities. The positive effect for Option F could potentially be further enhanced if the housing on both sites was built on the half of the site closest to the town centre. It should be noted however that a lower housing allocation and reliance on unallocated sites could cause infrastructure delivery problems and less being provided.

#### **Objective 5: Reduce harm to the environment by seeking to minimise pollution of all kinds**

All options score positively against this objective. The close proximity of the sites to services and facilities should encourage walking and cycling and reduce car journeys and associated vehicle emissions. However, Options C and D would involve travelling through the Hithercroft Industrial Estate which would be less conducive to walking and cycling than Options A, B and E.

#### **Option 6: Improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option C scores negatively against this objective as the site is fairly isolated with no bus stops nearby. Similarly, Option D has the disadvantage that the Hithercroft Industrial Estate and the railway line would act as a barrier to accessing the town centre. These effects could be mitigated by adding a bus stop close to Option C and providing foot and cycle path links. The effectiveness of

these foot and cycle links will depend upon how appealing they are to use. Options A, B, and E score more positively against this objective.

**Objective 8: Protect and enhance open spaces and the countryside and areas designated for their landscape importance**  
All options score negatively in relation to this objective as they would result in the loss of the countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. The lower housing allocation may lessen the impact so the SA recommends further landscape assessment work with the lower number in mind.

**Objective 11: Reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**  
All options score positively against this objective as the risk of flooding is not increased. This effect could be enhanced by implementing Sustainable Urban Drainage Systems where appropriate. Options C, D, and E, would border Bradfords Brook, which has a small area of flood zone either side of it. Development should not take place within this area of flood zone.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**  
All sites would result in the loss of agricultural land of similar grade – all include some grade 2 land. Site A contains workable minerals, however it has been indicated that this could be mitigated by working the minerals as part of the development of the site. A lower allocation however may use fewer resources.

Key for effects of each option

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

		Option A	Option B	Option C	Option D	Option E
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home though.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development</p>

		Option A	Option B	Option C	Option D	Option E
	reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.	is designed to reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  It should be noted however that a lower allocation and a reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  It should be noted however that a lower allocation and a reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  It should be noted however that a lower allocation and a reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  It should be noted however that a lower allocation and a reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term	✓ These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).  However, Bradfords Brook is a barrier to movement.  It should be noted however that a lower allocation and a reliance on unallocated sites could result in infrastructure delivery problems or less infrastructure being provided.  <b>Enhancement:</b> This effect could be enhanced through the provision of additional foot and cycle paths link the site to these facilities.  <b>Likelihood:</b> High <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b>

		Option A	Option B	Option C	Option D	Option E
		<b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	?  A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.  It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b>	?  A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.  It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b>	? / *  (?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.  It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.  (* The Hithercroft Industrial Estate lies between site C and other residential areas in Wallingford. This would act a barrier to community cohesion and integration.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive effect.	? / *  (?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.  It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.  (* This site is bounded by the Cholsey and Wallingford railway line and the Hithercroft industrial estate which would act as a barrier community cohesion and integration.  <b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive effect.  <b>Mitigation:</b>	*  A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. However, Bradfords Brook is a barrier to movement. It is also a physical barrier preventing community cohesion.  The site is currently poorly linked to the area to the north of Bradfords Brook.  <b>Mitigation:</b> The provision of good links to sport and recreation facilities will mitigate this effect. Good permeability from the site to facilities and adjoining areas is critical.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm

		Option A	Option B	Option C	Option D	Option E
		Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	Provision of footbridges over the railway line would help to mitigate this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓	✓	✓/✗	✓/✗	✗
		The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should mean fewer car journeys and consequently less vehicle emissions.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b>	The proximity of the site to several services and facilities (town centre, secondary school, sports centre) would mean fewer car journeys and consequently less vehicle emissions.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b>	(✓) The proximity of the site to several services and facilities (town centre, doctors surgery / health centre, sports centre) and facilities would mean fewer car journeys and consequently less vehicle emissions.  (✗) However, the route through the industrial estate would be less conducive than options A, B and E.  <b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b>	(✓) The proximity of the site to several services and facilities (doctors / health centre , sports centre) would mean fewer car journeys and consequently less vehicle emissions.  (✗) However, the route through the industrial estate would be less conducive to walking and cycling than options A, B and E.  <b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b> Large i.e.400 houses	The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) could mean fewer car journeys and consequently less vehicle emissions. However, Bradfords Brook is a barrier to movement.  <b>Mitigation:</b> This effect could be mitigated through provision of additional foot and cycle path links from the site to the area to the north.  <b>Likelihood:</b> High given distances involved although it is

		Option A	Option B	Option C	Option D	Option E
		Significant.	Significant.	Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓ The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wilding Road. Site A is also closest to the secondary school. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 400 houses	✓✓ The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wantage Road. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 400 houses	x Site C is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys. <b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be established. <b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made.	x Site D is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys. <b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be established. <b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made.	✓ The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) should promote walking and cycling. However, Bradfords Brook is a barrier to movement. The site is close to a number of bus stops on the Reading Road. <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b>

		Option A	Option B	Option C	Option D	Option E
		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> Large i.e.400 houses although car journeys to the town would be short <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Scale:</b> Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Large i.e. 400 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
7	To conserve and enhance biodiversity.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<b>xx</b> This site would result in development of the countryside which is contrary to this objective.  The site is adjacent to the AONB. One access to the site would be within the AONB.	<b>x</b> This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 did not raise concerns	<b>x</b> This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 considered development	<b>x</b> This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 considered development	<b>xx</b> This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin Bates Associates in 2009 advised against

	Option A	Option B	Option C	Option D	Option E
	<p>Landscape Assessment by Machin Bates Associates in 2009 raised concerns over the visual impact of development of this site on the AONB.</p> <p>Report by Studio REAL 2010 considered any impact on Area of Outstanding Natural Beauty could be mitigated by a design solution.</p> <p>Any impact however may be different with fewer dwellings on the site. Further work is recommended to assess this.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by detailed design and a landscape buffer on the edge of the development. Further landscape assessment work is required to assess impact of reduced allocation.</p> <p><b>Likelihood:</b> High</p>	<p>over development on the site in landscape terms.</p> <p>Studio REAL report 2010 considers this site to contain a distinctive landscape that brings the countryside into the town. However, considers the eastern boundary to be an arbitrary property boundary, which should not be considered 'sacrosanct'.</p> <p>Any impact however may be different with fewer dwellings on the site. Further work is recommended to assess this.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. Further landscape assessment work is required to assess impact of reduced allocation.</p> <p><b>Likelihood:</b> High</p>	<p>of the site to be appropriate due to the negative urbanising effect of the adjacent industrial estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 concurred with these findings.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Localised to Wallingford but large site involved.</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>	<p>of the site to be appropriate due to the negative urbanising effect of the adjacent industrial estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 has concerns over loss of landscape on this site as it is part of the 'green wedge' that extends into Winterbrook but also recommends it to be used for employment.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Localised to Wallingford but large site involved.</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>	<p>development of this site in landscape terms given the interface with the mature townscape of Winterbrook. The site also has the presence of soft well treed edges of Wallingford.</p> <p>Studio REAL report 2010 states that the landscape on this site is highly distinctive and the loss of this landscape would be detrimental to the setting of the town.</p> <p>Any impact however may be different with fewer dwellings on the site. Further work is recommended to assess this.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. Further landscape assessment work is required to assess impact of reduced allocation.</p> <p><b>Likelihood:</b> High</p>

		Option A	Option B	Option C	Option D	Option E
		<p><b>Scale:</b> Localised to Wallingford but large site involved.</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>	<p><b>Scale:</b> Localised to Wallingford but large site involved.</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>			<p><b>Scale:</b> Localised to Wallingford but large site involved.</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>
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓	✓✓	✓	✓	✓
		<p>Site A is not in a flood zone. The risk of flooding should not be increased.</p> <p><b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent.</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b></p>	<p>Site B is not in a flood zone. The risk of flooding should not be increased.</p> <p><b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent.</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b></p>	<p>Site C is not in a flood zone although it borders Bradfords Brook which has a small area of flood zone either side of it.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradfords Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>	<p>Site D is not in a flood zone although it borders Bradfords Brook which has a small area of flood zone either side of it.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradfords Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>	<p>Site E is not in a flood zone although it borders Bradfords Brook.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradfords Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>

		Option A	Option B	Option C	Option D	Option E
		Significant.	Significant.	Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<b>xx</b> Site A is on grades 2/3a agricultural land.  Development could potentially sterilise a workable mineral resource. OCC have issued a holding objection on mineral sterilisation grounds.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The minerals resource could be worked prior to or simultaneously to any development of this site.	<b>xx</b> Site B is on grades 2 and 3 agricultural land.  Development could sterilise a mineral resource, however the resource is not considered to be workable by OCC.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  <b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land	<b>x</b> Site C is on grade 2 agricultural land but not on a realistically valuable scale.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.  <b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.	<b>xx</b> Site D is on grades 2 and 4 agricultural land.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.  <b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.	<b>xx</b> Site E is on grades 2/3a agricultural land.  Development could sterilise a mineral resource, however the resource is not considered to be workable by OCC.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.  <b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of

	Option A	Option B	Option C	Option D	Option E
	<p>Potential for the worked minerals to be used in the construction of the development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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>available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></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> <u>significant.</u></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> <u>significant.</u></p>	<p>the surrounding area.</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> <u>significant.</u></p>

**The options have a neutral effect against the following objectives:**

<b>9</b>	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.

<b>15</b>	To assist in the development of: c) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities and; d) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

### Table 21: Housing allocations at Wallingford (allocation of 555 not including an allowance for unallocated sites\*)

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

**Option A** – North

**Option B** – West

**Option C** – South West (West of Hithercroft Industrial Estate)

**Option D** – South West (South of Hithercroft Industrial Estate)

**Option E** – South

#### Summary of the significant effects:

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

##### **Objective 3: Improve access to health, education and community facilities**

All of the options score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities.

##### **Objective 5: Reduce harm to the environment by seeking to minimise pollution of all kinds**

All options score positively against this objective. The close proximity of the sites to services and facilities should encourage walking and cycling and reduce car journeys and associated vehicle emissions. However, Options C and D would involve travelling through the Hithercroft Industrial Estate which would be less conducive to walking and cycling than Options A, B and E.

##### **Option 6: Improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option C scores negatively against this objective as the site is fairly isolated with no bus stops nearby. Similarly, Option D has the disadvantage that the Hithercroft Industrial Estate and the railway line would act as a barrier to accessing the town centre. These effects could be mitigated by adding a bus stop close to Option C and providing foot and cycle path links. The effectiveness of

these foot and cycle links will depend upon how appealing they are to use. Options A, B, and E score more positively against this objective.

**Objective 8: Protect and enhance open spaces and the countryside and areas designated for their landscape importance**  
All options score negatively in relation to this objective as they would result in the loss of the countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. The lower housing allocation may lessen the impact so the SA recommends further landscape assessment work with the lower number in mind.

**Objective 11: Reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**  
All options score positively against this objective as the risk of flooding is not increased. This effect could be enhanced by implementing Sustainable Urban Drainage Systems where appropriate. Options C, D, and E, would border Bradford's Brook, which has a small area of flood zone either side of it. Development should not take place within this area of flood zone.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**  
All sites would result in the loss of agricultural land of similar grade – all include some grade 2 land. Site A contains workable minerals, however it has been indicated that this could be mitigated by working the minerals as part of the development of the site.

Key for effects of each option

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

		Option A	Option B	Option C	Option D	Option E
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
2	To help to create	?	?	?	?	?

		Option A	Option B	Option C	Option D	Option E
	safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	This is dependent upon the overall layout and design.  <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design.  <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design.  <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design.  <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design.  <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓	✓✓	✓✓	✓✓	✓
		<p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term</p>	<p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term</p>	<p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b></p>	<p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p>However, Bradford's Brook is a barrier to movement.</p> <p><b>Enhancement:</b> This effect could be enhanced through the provision of additional foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b></p>

		Option A	Option B	Option C	Option D	Option E
			<b>Significance of effect:</b> Significant.	<b>Significance of effect:</b> Significant.	Significant.	Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	?	?	? / *	? / *	*
		<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local</p>	<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain <b>Scale:</b> Local</p>	<p>(?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p>(*) The Hithercroft Industrial Estate lies between site C and other residential areas in Wallingford. This would act a barrier to community cohesion and integration.</p> <p><b>Enhancement:</b> Good links to sport and</p>	<p>(?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p>(*) This site is bounded by the Cholsey and Wallingford railway line and the Hithercroft industrial estate which would act as a barrier community cohesion and integration.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive</p>	<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. However, Bradford's Brook is a barrier to movement. It is also a physical barrier preventing community cohesion.</p> <p>The site is currently poorly linked to the area to the north of Bradford's Brook.</p> <p><b>Mitigation:</b> The provision of good links to sport and recreation facilities will mitigate this effect. Good permeability from the site to facilities and adjoining areas is</p>

		Option A	Option B	Option C	Option D	Option E
		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	recreation facilities will enhance the positive effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	effect.  <b>Mitigation:</b> Provision of footbridges over the railway line would help to mitigate this effect.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	critical.  <b>Likelihood:</b> Uncertain <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓	✓	✓/✘	✓/✘	✘
		The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should mean fewer car journeys and consequently less vehicle emissions.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b>	The proximity of the site to several services and facilities (town centre, secondary school, sports centre) would mean fewer car journeys and consequently less vehicle emissions.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b>	(✓) The proximity of the site to several services and facilities (town centre, doctors surgery / health centre, sports centre) and facilities would mean fewer car journeys and consequently less vehicle emissions.  (✘) However, the route through the industrial estate would be less conducive than options A, B and E.	(✓) The proximity of the site to several services and facilities (doctors / health centre , sports centre) would mean fewer car journeys and consequently less vehicle emissions.  (✘) However, the route through the industrial estate would be less conducive to walking and cycling than options A, B and E.  <b>Likelihood:</b> Low as industrial estate	The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) could mean fewer car journeys and consequently less vehicle emissions. However, Bradford's Brook is a barrier to movement.  <b>Mitigation:</b> This effect could be mitigated through provision of additional foot and cycle path

		Option A	Option B	Option C	Option D	Option E
		<p>Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p><b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>separates site from town centre <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>links from the site to the area to the north.  <b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p>✓✓</p> <p>The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wilding Road. Site A is also closest to the secondary school.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.</p>	<p>✓✓</p> <p>The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wantage Road.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.</p>	<p>x</p> <p>Site C is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys.</p> <p><b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be</p>	<p>x</p> <p>Site D is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys.</p> <p><b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be</p>	<p>✓</p> <p>The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) should promote walking and cycling. However, Bradford's Brook is a barrier to movement. The site is close to a number of bus stops on the Reading Road.</p> <p><b>Enhancement:</b> This effect could be enhanced through</p>

		Option A	Option B	Option C	Option D	Option E
		<p><b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made</p> <p><b>Scale:</b> Large i.e. 555 houses</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>	<p><b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made</p> <p><b>Scale:</b> Large i.e. 555 houses</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>	<p>established.</p> <p><b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made.</p> <p><b>Scale:</b> Large i.e. 555 houses although car journeys to the town would be short</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>	<p>established.</p> <p><b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made.</p> <p><b>Scale:</b> Large i.e. 555 houses</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>	<p>ensuring good foot and cycle paths link the site to the town centre.</p> <p><b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made</p> <p><b>Scale:</b> Large i.e. 555 houses</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>
7	To conserve and enhance biodiversity.	<p>0</p> <p>The site is not classified as a wildlife site or nature reserve and has low biodiversity value.</p> <p>This option would result in the development of greenfield land which may have implications for biodiversity.</p> <p><b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.</p>	<p>0</p> <p>The site is not classified as a wildlife site or nature reserve and has low biodiversity value.</p> <p>This option would result in the development of greenfield land which may have implications for biodiversity.</p> <p><b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.</p>	<p>0</p> <p>The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.</p> <p>This option would result in the development of greenfield land which may have implications for biodiversity.</p> <p><b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.</p>	<p>0</p> <p>The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.</p> <p>This option would result in the development of greenfield land which may have implications for biodiversity.</p> <p><b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.</p>	<p>0</p> <p>The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.</p> <p>This option would result in the development of greenfield land which may have implications for biodiversity.</p> <p><b>Implementation:</b></p>

		Option A	Option B	Option C	Option D	Option E
						Biodiversity assessments will be required to inform any planning application.
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p><b>xx</b></p> <p>This site would result in development of the countryside which is contrary to this objective.</p> <p>The site is adjacent to the AONB. One access to the site would be within the AONB.</p> <p>Landscape Assessment by Machin Bates Associates in 2009 raised concerns over the visual impact of development of this site on the AONB.</p> <p>Report by Studio REAL 2010 considered any impact on Area of Outstanding Natural Beauty could be mitigated by a design solution.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be</p>	<p><b>x</b></p> <p>This site would result in development of the countryside which is contrary to this objective.</p> <p>Overall the landscape assessments by Machin Bates Associates did not raise concerns over development on the site in landscape terms.</p> <p>Studio REAL report 2010 considers this site to contain a distinctive landscape that brings the countryside into the town. However, considers the eastern boundary to be an arbitrary property boundary, which should not be considered 'sacrosanct'.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be</p>	<p><b>x</b></p> <p>This site would result in development of the countryside which is contrary to this objective.</p> <p>Overall the landscape assessments by Machin Bates Associates in 2009 considered development of the site to be appropriate due to the negative urbanising effect of the adjacent industrial estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 concurred with these findings.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be</p>	<p><b>x</b></p> <p>This site would result in development of the countryside which is contrary to this objective.</p> <p>Overall the landscape assessment by Machin Bates Associates in 2009 considered development of the site to be appropriate due to the negative urbanising effect of the adjacent industrial estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 has concerns over loss of landscape on this site as it is part of the 'green wedge' that extends into Winterbrook but also recommends it to be used for employment.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be</p>	<p><b>xx</b></p> <p>This site would result in development of the countryside which is contrary to this objective.</p> <p>Overall the landscape assessments by Machin Bates Associates advised against development of this site in landscape terms given the interface with the mature townscape of Winterbrook. The site also has the presence of soft well treed edges of Wallingford.</p> <p>Studio REAL report 2010 states that the landscape on this site is highly distinctive and the loss of this landscape would be detrimental to the setting of the town.</p>

		Option A	Option B	Option C	Option D	Option E
		<p>lessened by detailed design and a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓	✓✓	✓✓	✓✓	✓✓
		<p>Site A is not in a flood zone. The risk of flooding should not be increased.</p> <p><b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be</p>	<p>Site B is not in a flood zone. The risk of flooding should not be increased.</p> <p><b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be</p>	<p>Site C is not in a flood zone although it borders Bradford's Brook which has a small area of flood zone either side of it.</p> <p><b>Enhancement:</b> Development should not</p>	<p>Site D is not in a flood zone although it borders Bradford's Brook which has a small area of flood zone either side of it.</p> <p><b>Enhancement:</b> Development should not</p>	<p>Site E is not in a flood zone although it borders Bradford's Brook.</p> <p><b>Enhancement:</b></p>

		Option A	Option B	Option C	Option D	Option E
		<p>considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Development should not take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as	<p><b>xx</b></p> <p>Site A is on grades 2/3a agricultural land.</p> <p>Development could potentially sterilise a workable mineral resource. OCC have issued a holding objection</p>	<p><b>xx</b></p> <p>Site B is on grades 2 and 3 agricultural land.</p> <p>Development could sterilise a mineral resource, however the resource is not considered to be</p>	<p><b>x</b></p> <p>Site C is on grade 2 agricultural land but not on a realistically valuable scale.</p> <p><b>Mitigation</b> Cannot mitigate the loss</p>	<p><b>xx</b></p> <p>Site D is on grades 2 and 4 agricultural land.</p> <p><b>Mitigation</b> Cannot mitigate the loss</p>	<p><b>xx</b></p> <p>Site E is on grades 2/3a agricultural land.</p> <p>Development could sterilise a mineral resource, however the resource is not considered to be</p>

		Option A	Option B	Option C	Option D	Option E
	landscape, minerals, biodiversity and soil quality.	<p>on mineral sterilisation grounds.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The minerals resource could be worked prior to or simultaneously to any development of this site. Potential for the worked minerals to be used in the construction of the development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local</p>	<p>workable by OCC.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>of agricultural land.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>of agricultural land.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>workable by OCC.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>

		Option A	Option B	Option C	Option D	Option E
		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.				<u>significant.</u>

**The options have a neutral effect against the following objectives:**

<b>9</b>	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: e) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities and; f) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Predicting and assessing the effects of the options against the sustainability objectives

**Table 22: Level of Housing Allocated at Wallingford**

Option A – 750 dwellings

Option B – 555 dwellings

Option C – 400 dwellings

### **Summary of the significant effects:**

#### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing although a lower allocation less so. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards. It is acknowledged however that a lower allocation will deliver less housing than the larger allocations so the effects will not be as great.

Key for effects of each option

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

		Option A	Option B	Option C
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p>✓✓</p> <p>Allocation of 750 dwellings site would provide a mix of housing including affordable housing.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Allocation of 555 dwellings site would provide a mix of housing including affordable housing.</p> <p>It is acknowledged however that a lower allocation will deliver less housing than the larger allocations so the effect will not be as great.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p>✓✓</p> <p>Allocation of 400 dwellings would provide a mix of housing including affordable housing.</p> <p>It is acknowledged however that a lower allocation will deliver less housing than the larger allocations so the effect will not be as great.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to</p>

		Option A	Option B	Option C
	reduce crime and the fear of crime.	to reduce crime and the fear of crime.	designed to reduce crime and the fear of crime.	reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p>?</p> <p>Accessibility to services would be dependent on where the homes were built.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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> <u>Not significant.</u></p>	<p>?</p> <p>Accessibility to services would be dependent on where the homes were built.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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> <u>Not significant.</u></p>	<p>?</p> <p>Accessibility to services would be dependent on where the homes were built</p> <p>Allocating a lower number could result in infrastructure delivery problems or less infrastructure being provided.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</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> <u>Not significant.</u></p>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p>?</p> <p>There are facilities and faith and health facilities in Wallingford. The location of development would impact on access to these facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p>	<p>?</p> <p>There are facilities and faith and health facilities in Wallingford. The location of development would impact on access to these facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p>	<p>?</p> <p>There are facilities and faith and health facilities in Wallingford. The location of development would impact on access to these facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p>

		Option A	Option B	Option C
		<p><b>Enhancement /Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>	<p><b>Enhancement /Mitigation:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>	<p><b>Enhancement /Mitigation:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	<p>?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car and as a result pollution could be reduced.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p>	<p>?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car and as a result pollution could be reduced.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b></p>	<p>?</p> <p>The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car and as a result pollution could be reduced.</p> <p>A lower allocation on the favoured site could decrease the number of car journeys and as a result reduce pollution even more.</p> <p><b>Enhancement/ Mitigation:</b> Ensure development is on a site with good access to services and facilities.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p>

		Option A	Option B	Option C
		<b>Significance of effect:</b> <u>Not significant.</u>	Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	?	?	?
		The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car.  <b>Enhancement:</b> Ensure development is on a site with good access to public transport and services and facilities.  <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> <u>Not significant.</u>	The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car.  <b>Enhancement:</b> Ensure development is on a site with good access to public transport and services and facilities.  <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> <u>Not significant.</u>	The full impact would be dependent on the location of the development. If the site was well connected to public transport and services and facilities there would be less need to use the car.  <b>Enhancement:</b> Ensure development is on a site with good access to public transport and services and facilities.  <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> <u>Not significant.</u>
7	To conserve and enhance biodiversity.	?	?	?
		The full impact would be dependent on the location of the development.  A larger allocation however could have a greater impact.	The full impact would be dependent on the location of the development.  A larger allocation however could have a greater impact.	The full impact would be dependent on the location of the development.  A lower allocation on the favoured site could result in less greenfield land being

		Option A	Option B	Option C
		<p><b>Enhancement / Mitigation</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p><b>Enhancement / Mitigation</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>	<p>used potentially reducing the impact on any biodiversity. This would depend on the final design.</p> <p><b>Enhancement / Mitigation</b> Biodiversity assessments will be required to inform any planning application.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u></p>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b></p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact of intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b></p>	<p style="text-align: center;">?</p> <p>The full impact would be dependent on the location of the development.</p> <p>A lower allocation on the favoured site could result in less greenfield land being used but this would depend on the final design.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p>

		Option A	Option B	Option C
		<p>High  <b>Scale:</b>  Local  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  <u>Not significant.</u></p>	<p>High  <b>Scale:</b>  Local  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  <u>Not significant.</u></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>  <u>Not significant.</u></p>
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	<p>?</p> <p>The full impact would be dependent on the location of the development and the final design. It is possible that a higher allocation could result in increased levels of traffic affecting the historic centre of the town. This could be lessened however by allocating a site that has good connections to public transport and the town's services and facilities.</p> <p><b>Mitigation:</b>  Mitigation would be through the final design and allocating a site with good connections to public transport and the town's services and facilities.</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>?</p> <p>The full impact would be dependent on the location of the development and the final design. It is possible that a higher allocation could result in increased levels of traffic affecting the historic centre of the town. This could be lessened however by allocating a site that has good connections to public transport and the town's services and facilities.</p> <p><b>Mitigation:</b>  Mitigation would be through the final design and allocating a site with good connections to public transport and the town's services and facilities.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  Local  <b>Temp or perm:</b>  Perm</p>	<p>?</p> <p>The full impact would be dependent on the location of the development and the final design. It is possible that a lower allocation could result in lower levels of traffic affecting the historic centre of the town.</p> <p><b>Mitigation:</b>  Mitigation would be through the final design and allocating a site with good connections to public transport and the town's services and facilities.</p> <p><b>Likelihood:</b>  High  <b>Scale:</b>  Local  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term</p>

		Option A	Option B	Option C
		<b>Significance of effect:</b> <u>Not significant.</u>	<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant</u>	<b>Significance of effect:</b> <u>Not significant</u>
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	?	?	?
		The full impact would be dependent on the location of the development.  The use of SUDS should mitigate the risk of flooding and the impact would be similar for all scales development.  <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> <u>Not significant.</u>	The full impact would be dependent on the location of the development.  The use of SUDS should mitigate the risk of flooding and the impact would be similar for all scales development.  <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> <u>Not significant.</u>	The full impact would be dependent on the location of the development.  The use of SUDS should mitigate the risk of flooding and the impact would be similar for all scales development.  <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> <u>Not significant.</u>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	?	?	?
		The full impact would be dependent on the location and final density of the development.  <b>Mitigation</b> The loss of agricultural land cannot be mitigated  <b>Likelihood:</b> High <b>Scale:</b> Local	The full impact would be dependent on the location and final density of the development.  <b>Mitigation</b> The loss of agricultural land cannot be mitigated  <b>Likelihood:</b> High <b>Scale:</b> Local	The full impact would be dependent on the location of the development. A lower allocation on the same size greenfield site would be less likely to result in efficient land use.  <b>Mitigation</b> The loss of agricultural land cannot be mitigated  <b>Likelihood:</b> High

	Option A	Option B	Option C
	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	<b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>Not significant.</u>

**The options have a neutral effect against the following objectives:**

<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.allowance
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Table 23: Rural Areas

<b>Option A</b>	Allow limited development in rural areas.
<b>Option B</b>	A more restrictive approach to development in rural settlements

### Summary of the significant effects:

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

Option A scores negatively against this objective as access to these services and facilities is not as good in the rural areas as the main towns and larger villages. However this approach would help to maintain accessibility to those services that do exist. A more restrictive approach to development in rural areas (Option B) scores positively.

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

Option A scores positively against this objective as focusing a proportion of development in the rural areas would support the viability of those services and facilities that do exist there, thus improving people's health. Option B scores negatively as only allowing development in the towns and larger villages will not support the viability of existing services.

#### **5. To reduce harm to the environment by seeking to minimise pollution of all kinds**

Option A scores negatively against this objective as new development within rural areas would not be readily accessible by foot or cycle resulting in the need for vehicle trips. Option B scores positively as new development within the towns and larger villages would be more accessible by walking and cycling. This same effect is predicted for objective 6, which relates to improving travel choice.

#### **15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages**

Option A scores positively as it would contribute towards enhancing the rural economy. Option B scores negatively as it would not contribute towards enhancing the rural economy.

	Sustainability Objective	Option A	Option B
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p style="text-align: center;">✓</p> <p>Allowing limited development in rural areas will help to provide existing and future residents with the opportunity to live in a decent home where they want.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. Particular reference should be given to our Design Guide and the characteristics of each village.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local – would relate to infill only</p> <p><b>Temp or perm:</b> perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✗</p> <p>A more restrictive approach to development in rural settlements would limit the potential for people to live where they wanted. The same number of dwellings would be built but in fewer locations.</p> <p><b>Mitigation:</b></p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local – would relate to infill only</p> <p><b>Temp or perm:</b> perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p style="text-align: center;">✓</p> <p>Sites located within larger villages will be closer to other activities and would be safer than remote sites. Employment sites located within larger villages will also contribute towards their vitality and help to create a sense of safety.</p> <p><b>Enhancement:</b> This effect could be enhanced by careful design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">0</p> <p>The effect would be neutral.</p>

3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p style="text-align: center;">✘</p> <p>Access to health, education, recreation, cultural and community facilities and services in rural areas is not as good as in the main towns. However, allowing some development in the rural areas will help to support those facilities that do exist there. Therefore this approach will help to maintain levels of accessibility to limited services.</p> <p><b>Mitigation:</b> Better public and community transport schemes would help people access community facilities</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</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>	<p style="text-align: center;">✔</p> <p>Access to health, education, recreation, cultural and community facilities and services is better in the main towns.</p> <p><b>Enhancement:</b> Careful consideration of the location new development in relation to existing community facilities would enhance access to them.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</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>
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	<p style="text-align: center;">✔</p> <p>Focussing a proportion of development within the rural areas would support the viability of the services and facilities located there. The availability of local services and facilities contribute towards health, well being and community cohesion.</p> <p><b>Enhancement:</b> Focussing development in villages where it would enhance the social, environmental and economic well being of the residents will contribute to this objective.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> perm</p>	<p style="text-align: center;">✘</p> <p>Only allowing development in the main towns and larger villages will help support the viability of their services and facilities but do little to help those in rural areas.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</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>

		<p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Significant.</p>	
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	<p style="text-align: center;">x</p> <p>By locating limited development in rural areas some services and facilities may not be easily accessed by foot or cycle resulting in trips that would increase vehicle emissions and air pollution.</p> <p><b>Mitigation:</b> Better public and community transport schemes, cycle and footpaths would help people access services without contributing excess vehicle pollution.</p> <p><b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made</p> <p><b>Scale:</b> Local</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>	<p style="text-align: center;">✓</p> <p>By locating all development in the main towns and larger villages, services and facilities will be more easily accessed by foot or cycle resulting in fewer trips that would increase vehicle emissions and air pollution.</p> <p><b>Enhancement:</b> Enhanced cycle and foot path provision would help reduce vehicle emissions.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</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>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">x</p> <p>By locating limited development in rural areas some services and facilities may not be easily accessed by foot or cycle resulting in trips that would increase vehicle emissions and air pollution.</p> <p><b>Mitigation:</b> The effects of locating some development in rural villages can be mitigated to a limited extent by improving public transport and increasing access to cycle and footpaths.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p>	<p style="text-align: center;">✓</p> <p>By locating all development in the main towns and larger villages, services and facilities will be more easily accessed by foot or cycle resulting in fewer trips that would increase vehicle emissions and air pollution.</p> <p><b>Enhancement:</b> Enhanced cycle and foot path provision would help reduce vehicle emissions.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b></p>

		<b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
7	To conserve and enhance biodiversity	<p style="text-align: center;"><b>?/x</b></p> New housing within the ‘smaller’ and ‘other’ villages may be in close proximity to the conservation target areas which may detrimentally affect biodiversity. However, infill development should only take place within the existing settlements as opposed to green field land on the edge of settlements.  <b>Mitigation:</b> Require a biodiversity impact assessment as part of planning application if site is close to a conservation target area.  <b>Likelihood:</b> Low <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.	<p style="text-align: center;"><b>?/x</b></p> There would be a similar effect to Option A, however, the effect would be reduced as less development would take place within the ‘smaller’ and ‘other villages’.
8	To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;"><b>x</b></p> Allowing limited development in rural areas alongside will put pressure on the district’s open spaces and countryside.  <b>Mitigation:</b> Ensure where possible that underused rather than greenfield sites are used. Seek to ensure a high quality of design to reduce the impact on the landscape and ensure any development respects existing village characteristics. <b>Likelihood:</b>	<p style="text-align: center;"><b>0</b></p> Not allowing limited development in rural areas will not put this pressure on the district’s open spaces and countryside in the rural areas.

		<p>High  <b>Scale:</b>  Local  <b>Temp or perm:</b>  Perm  <b>Timing:</b>  Short to long term  <b>Significance of effect:</b>  Not significant.</p>	
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<p style="text-align: center;">x</p> <p>Allowing limited development in rural areas alongside development in the towns and larger villages will put pressure on the district's open spaces and countryside.</p> <p><b>Mitigation:</b>  Sensitive design of any new development to minimise its impact on the countryside and natural resources.  <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>  Not significant.</p>	<p style="text-align: center;">0</p> <p>Not allowing limited development in rural areas will not put this pressure on the district's open spaces and countryside in the rural areas.</p>
15	To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages	<p style="text-align: center;">✓✓</p> <p>Allowing limited development in rural areas could provide opportunities for people living in rural areas to work locally. It could also supply employment opportunities to people who would have difficulty in getting to jobs in the main towns. This option would help to maintain and enhance the rural economy resulting in thriving villages.</p> <p><b>Enhancement:</b>  Reuse of agricultural buildings for small scale employment uses and a flexible approach to home working would assist in the creation of employment opportunities and micro</p>	<p style="text-align: center;">x x</p> <p>Restricting development in rural areas could lead to more car journeys as people from rural areas drive to jobs in or on the edge of towns. This could also mean that people in rural areas without cars may struggle to find employment. This would not result in an enhanced rural economy or thriving villages.</p> <p><b>Mitigation:</b>  There is little scope to mitigate this option.  <b>Likelihood:</b>  High  <b>Scale:</b></p>

		<p>industries in rural communities. Faster broadband access in rural areas would make it easier to create and sustain any businesses both new and existing.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</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>	<p>Local</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>
17	To encourage the development of a buoyant, sustainable tourism sector.	✓	✗
		<p>Allowing some limited development in rural areas could lead to new and enhancement of existing tourist attractions so encouraging the development of a buoyant sustainable tourism sector.</p> <p><b>Enhancement:</b> Encourage sustainable tourism enterprises which are sympathetic to the existing landscape.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>Restricting development in rural areas would not encourage the development of a buoyant, sustainable tourism sector.</p> <p><b>Mitigation:</b> There is little scope to mitigate this option.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>

**The options have a neutral effect against the following objectives:**

- 9** To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10** To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.  
**NOTE:** To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
- 11** To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12** To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.  
**NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
- 14** To ensure high and stable levels of employment and facilitate inward investment within the district.
- 16** 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.
- 18** Support community involvement in decisions affecting them and enable communities to provide local services and solutions

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

**Table 1: The South East Plan / Central Oxfordshire**

(1.1) Delete the first sentence (referring to the abolition of the South East Plan) in the submission and post-submission versions of the CS

**Summary of the significant effects:**

This change has been tested against all 18 core strategy objectives. The change is there as a clarification to update the current status of the South East Plan and had no discernable impacts on the core strategy objectives.

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**Predicting and assessing the effects of the options against the sustainability objectives**

**Table 2: The South East Plan / Central Oxfordshire**

(1.2) Delete Footnote 54 to the post-submissions changes.

**Summary of the significant effects:**

This change has been tested against all 18 core strategy objectives. The change is there as a clarification to update the current status of the South East Plan and had no discernable impacts on the core strategy objectives.

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**Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

**Table 3: The South of Oxford Strategic Development Area (SOSDA)**

- (2.1) Below Para 7.6 insert two paragraphs which (i) summarise the history of SOSDA  
(ii) set out that any provision of a Strategic Development Area on the scale identified in the South East Plan would require joint working and sustainability appraisal of reasonable alternative options involving a number of Districts bordering the City,  
(iii) set out that the Oxford City adopted Core Strategy makes no reference to any wider growth needs beyond the City boundaries, and  
(iv) that if it became necessary to address this matter on inter-authority basis the established County/ District mechanisms provide a means of pursuing the 'duty to cooperate'.  
The exact wording changes suggested by the Inspector are set out in section 5 of this document.

**Summary of the significant effects:**

The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities.

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

The effect of this approach is therefore positive against this objective as the scope for providing additional homes is not ruled out. The positive effect may relate to residents outside of the district as any site selected may not necessarily be located within South Oxfordshire

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.**

Should further consideration take place, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City. If located within South Oxfordshire, such a proposal is more than likely to result in the development of greenfield land.

**Objective 14: To ensure high and stable levels of employment and facilitate inward investment within the district.**

The effect of this approach is therefore positive against this objective as the scope for providing additional homes to support employment growth is not ruled out, although the employment growth would be within the City as opposed to South Oxfordshire.

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

Sustainability Objective		Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓	<p>The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities. The effect of this approach is therefore positive against this objective as the scope for providing additional homes is not ruled out. The positive effect may relate to residents outside of the district as any site selected may not necessarily be located within South Oxfordshire.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Permanent <b>Timing:</b> Medium to long term <b>Significance of effect:</b> Significant</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	?	<p>The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities. Should this be the case, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City.</p> <p><b>Likelihood:</b> - <b>Scale:</b> - <b>Temp or perm:</b> - <b>Timing:</b> - <b>Significance of effect:</b> -</p>
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	?	<p>The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities. Should this be the case, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City.</p> <p><b>Likelihood:</b> - <b>Scale:</b> - <b>Temp or perm:</b> - <b>Timing:</b> - <b>Significance of effect:-</b></p>

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	Sustainability Objective	Predicted effects	
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	?	
		The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities. Should this be the case, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City.	<b>Likelihood:</b> - <b>Scale:</b> - <b>Temp or perm:</b> - <b>Timing:</b> - <b>Significance of effect:</b> -
7	To conserve and enhance biodiversity	?	
		The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities. Should this be the case, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City.	<b>Likelihood:</b> - <b>Scale:</b> - <b>Temp or perm:</b> - <b>Timing:</b> - <b>Significance of effect:</b> -
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	✓ / (?✘)	
		The core strategy does not propose an SDA to the south of Oxford. This has a positive effect toward this objective. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing the housing needs of Oxford City jointly with the other Oxfordshire authorities. Should this be the case, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City (?). If located within South Oxfordshire, such a proposal is more than likely to result in the development of greenfield land (✘).	<b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Permanent <b>Timing:</b> Medium to long term <b>Significance of effect:</b> Significant
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	?	
		The core strategy does not propose an SDA to the south of Oxford. The proposed text seeks to explain the council's means of dealing with any future consideration of wider growth of the City. The approach allows the scope, if necessary, for further consideration of the issue of addressing	<b>Likelihood:</b> - <b>Scale:</b>

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Sustainability Objective		Predicted effects	
		the housing needs of Oxford City jointly with the other Oxfordshire authorities. Should this be the case, the effect against this objective would be dependent upon the location of any sites considered to deal with the wider growth of Oxford City.	- <b>Temp or perm:</b> - <b>Timing:</b> - <b>Significance of effect:</b> -
12	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.	?	<b>Likelihood:</b> - <b>Scale:</b> - <b>Temp or perm:</b> - <b>Timing:</b> - <b>Significance of effect:-</b>
14	To ensure high and stable levels of employment and facilitate inward investment within the district.	✓	<b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Permanent <b>Timing:</b> Medium to long term <b>Significance of effect:</b> Significant

**The option has a neutral effect against the following objectives:**

- 2 - To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 4 - To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
- 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 – To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and

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materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.

11 – To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.

13 – To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.

15 – To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.

16 – 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.

17 – To encourage the development of a buoyant, sustainable tourism sector.

18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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### **Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

#### **Table 4: The distribution of housing development**

(2.2) Re-draft paragraphs 7.8 and 7.9 to bring together the explanation of the distribution strategy in one place and provide increased clarity. The exact wording changes suggested by the Inspector are set out in section 5 of this document.

Note: the distribution strategy itself, on the basis of a strong network of settlements with allocations to the Towns (outside of Didcot) and Larger Villages on a 60:40 split, is not altered through the wording change.

#### **Summary of the significant effects:**

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

There would be a positive effect towards this objective. This approach would deliver houses through the concentration of housing on the growth point at Didcot. With further housing development allocated to the other towns of Henley, Thame and Wallingford and the larger villages. This would help provide residents with the opportunity to live in a decent home in a choice of locations

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

There would be a positive effect towards this objective. Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling.

##### **Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds**

There would be both a positive and negative effect towards this objective. Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities reducing pollution from travel. The location of homes in larger villages is intended to support local services and will reduce the need to travel long distances for certain purposes. However it is not possible to provide all facilities in a village. Therefore a certain degree of longer distance travel will be required for occasional services.

##### **Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys**

There would be a positive effect towards this objective. Locating new development in the main towns and the larger villages where services and facilities already exist will promote accessibility and reduce the need to travel by car. The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not

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possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres

### **Objective 7: To conserve and enhance biodiversity**

There would be a positive and negative effect towards this objective. The conservation target areas within the district comprise the most important areas for wildlife conservation. The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas. This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some larger villages) which may have a detrimental impact on biodiversity.

### **Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance**

This is a site specific issue. However, there is a general negative effect as the approach will result in the development of green field land.

### **Objective 10: To seek to address the causes and effects of climate change by practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change**

There would be a positive effect towards this objective. Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used.

### **Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

There would be a positive effect towards this objective. Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones to accommodate the proposed allocations. Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone that could accommodate the proposed allocations.

### **Objective 15: To assist in the development of (a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities, and (b) small firms, particularly those that maintain and enhance the rural economy.**

There would be a positive effect towards this objective. Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy.

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

Sustainability Objective		Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓	<p>This approach would deliver houses through the concentration of housing on the growth point at Didcot. With further housing development allocated to the other towns of Henley, Thame and Wallingford and the Larger Villages. This would help provide residents with the opportunity to live in a decent home in a choice of locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</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> <u>significant.</u></p>
2	To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	✓	<p>Focussing development in established town centres will create an environment conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.</p> <p><b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.</p> <p><b>Likelihood:</b> Medium – this is also dependent upon the design of individual developments <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓	<p>Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling.</p> <p><b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses.</p> <p><b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b></p>

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Sustainability Objective		Predicted effects	
		Proportional growth will mean appropriate growth in towns and larger villages that can offer access to local services and facilities for new residents. This option also helps maintain the balance between market towns and larger villages and supports a strong network of settlements.	Short to long term <b>Significance of effect:</b> Significant.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓ / ✗	
		<p>Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities reducing pollution from travel.</p> <p>The location of homes in larger villages is intended to support local services and will reduce the need to travel long distances for certain purposes. However it is not possible to provide all facilities in a village. Therefore a certain degree of longer distance travel will be required for occasional services.</p> <p>Our Evaluation of Transport Impact (ETI) shows that this strategy has the least impact in terms of total distance travelled and time spent travelling on the road network. This will help minimise pollution from vehicle emissions.</p> <p>The ETI acknowledges this strategy will increase levels of traffic within the main towns. This is particularly relevant for Wallingford and Henley which have AQMA's.</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>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓	
		<p>Locating new development in the main towns and the larger villages where services and facilities already exist will promote accessibility and reduce the need to travel by car.</p> <p>The location of homes in larger villages is intended to support local services; this will reduce the need to travel long distances for certain purposes. It is not possible to provide all facilities in a village; therefore a certain degree of travel will be required to access occasional services in nearby centres.</p> <p><b>Enhancement:</b> This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.</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>
7	To conserve and enhance	✓✓/ ✗	

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Sustainability Objective		Predicted effects	
	biodiversity	<p>The conservation target areas within the district comprise the most important areas for wildlife conservation.</p> <p>The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas.</p> <p>This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some larger villages) which may have a detrimental impact on biodiversity.</p> <p><b>Mitigation:</b> Avoid major development in conservation target areas and use biodiversity assessments to inform site the allocation process.</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>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;">x</p> <p>This is a site specific issue. However, the approach will result in the development of green field land.</p> <p><b>Mitigation:</b> Landscape assessments should inform any site allocations.</p> <p><b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.</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>
10	To seek to address the causes		✓

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	Sustainability Objective	Predicted effects	
	<p>and effects of climate change by:                      securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p>	<p>Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used.</p> <p><b>Enhancement:</b>                      New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</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>
11	<p>To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p>	✓	
		<p>Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones to accommodate the proposed allocations. The individual sections relating to each town provides more analysis in relation to site options and flood risk.</p> <p>Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone that could accommodate the proposed allocations.</p> <p><b>Enhancement:</b>                      Use sequential test approach and only develop land that is flood zone 1 in first instance.</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>
15	<p>To assist in the development of:                      a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and                      b) small firms, particularly those that maintain and enhance the rural economy.</p>	✓✓	
		<p>Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy.</p> <p><b>Enhancement:</b>                      There is little scope to enhance this effect.</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>

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### **The option has a neutral effect against the following objectives:**

- 4 - To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
- 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 – To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14 - To ensure high and stable levels of employment and facilitate inward investment within the district.
- 16 – 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.
- 17 – To encourage the development of a buoyant, sustainable tourism sector.
- 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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**Table 5: The distribution of housing development**

(2.3) Place an asterisk next to the figure of 1,154 in **Table 7.3** referring to a footnote to read 'These allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire area. This will secure general conformity with the South East Plan. The larger villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and Wheatley. Part of this Central Oxfordshire provision may also be met by an appropriate allocation at Bayswater Farm.'

**Summary of the significant effects:**

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

There would be a positive effect towards this objective. 1,154 new homes will be allocated to the larger villages in the district. Of this amount 500 will be allocated within Central Oxfordshire. This would result in a distribution of new housing throughout the district. This would provide residents with the opportunity to live in a decent home in a choice of locations.

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

There would be a positive effect towards this objective. Allocating 1,154 homes to the Larger Villages (in addition to the allocations the towns) forms part of the strategy for a strong network of settlements. Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling. Ensuring that of the 1,154 to be allocated to the larger villages, 500 are allocated within Central Oxfordshire does not affect the positive effect towards this objective.

**Objective 5: To reduce harm to the environment by seeking to minimise pollution of all kinds**

There would be both a positive and negative effect towards this objective. Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities reducing pollution from travel. The allocation of homes to the larger villages is intended to support local services and will reduce the need to travel long distances for certain purposes. Ensuring that of the 1,154 to be allocated to the larger villages, 500 are allocated within Central Oxfordshire does not affect the positive effect towards this objective. However, it is not possible to provide for all facilities in a village. Therefore a certain degree of longer distance travel will be required for occasional services.

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**Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys**

There would be a positive effect towards this objective. Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling. Ensuring that of the 1,154 to be allocated to the larger villages, 500 are allocated within Central Oxfordshire does not affect the positive effect towards this objective.

**Objective 7: To conserve and enhance biodiversity**

There would be a positive and negative effect towards this objective. The conservation target areas within the district comprise the most important areas for wildlife conservation. The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas. This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some larger villages) which may have a detrimental impact on biodiversity.

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance**

This is a site specific issue. However, the option will result in the development of greenfield land. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect the effect towards this objective.

**Objective 10: To seek to address the causes and effects of climate change by practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change**

There would be a positive effect towards this objective. Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect this objective.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

Flood zones exist in the vicinity of several of the larger villages. However, areas of land exist around these settlements that are not within a flood zone. The SHLAA demonstrates that sufficient land exist to accommodate the 1,154 new homes outside of Flood Zone 2 and 3.

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**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

There would be a negative effect towards this objective. The allocation of land in the Larger Villages for housing development will result in the development of greenfield land. The specific location of sites will have a more direct affect towards this objective. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect this objective.

**Objective 15: To assist in the development of (a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities, and (b) small firms, particularly those that maintain and enhance the rural economy.**

There would be a positive effect towards this objective. Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect this objective.

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

Sustainability Objective		Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓ 1,154 new homes will be allocated to the larger villages in the district. Of this amount 500 will be allocated within Central Oxfordshire. This would result in a distribution of new housing throughout the district. This would provide residents with the opportunity to live in a decent home in a choice of locations.	<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> <u>significant.</u>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓ Allocating 1,154 homes to the Larger Villages (in addition to the allocations the towns) forms part of the strategy for a strong network of settlements. Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling.  Ensuring that of the 1,154 to be allocated to the larger villages, 500 are allocated within Central Oxfordshire does not affect the positive effect towards this objective.  <b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network linking sites to services and facilities and ensuring that site choice optimises the use of public transport.	<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.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓ / x Allocating 1,154 homes to the Larger Villages (in addition to the allocations the towns) forms part of the strategy for a strong network of settlements.  Allocation of land adjacent to market towns ensures that residents will have good access to services and facilities reducing pollution from travel. The allocation of homes to the larger villages is intended to support local services and will reduce the need to travel long distances for certain purposes. Ensuring that of the 1,154 to be allocated to the larger villages, 500 are	<b>Likelihood:</b> High <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b>

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Sustainability Objective		Predicted effects	
		<p>allocated within Central Oxfordshire does not affect the positive effect towards this objective.</p> <p>However, it is not possible to provide for all facilities in a village. Therefore a certain degree of longer distance travel will be required for occasional services.</p> <p>Our Evaluation of Transport Impact (ETI) shows that this strategy has the least impact in terms of total distance travelled and time spent travelling on the road network. This will help minimise pollution from vehicle emissions. The ETI acknowledges this strategy will increase levels of traffic within the main towns. This is particularly relevant for Wallingford and Henley which have AQMA's.</p>	<p>Short to long term</p> <p><b>Significance of effect:</b> Significant.</p>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	<p style="text-align: center;">✓✓</p> <p>Allocating 1,154 homes to the Larger Villages (in addition to the allocations the towns) forms part of the strategy for a strong network of settlements. Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling.</p> <p>Ensuring that of the 1,154 to be allocated to the larger villages, 500 are allocated within Central Oxfordshire does not affect the positive effect towards this objective.</p> <p><b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network linking sites to services and facilities and ensuring that site choice optimises the use of public transport.</p>	<p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>
7	To conserve and enhance biodiversity	<p style="text-align: center;">✓✓/ x</p> <p>The conservation target areas within the district comprise the most important areas for wildlife conservation.</p> <p>The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas.</p> <p>This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some larger villages) which may have a detrimental impact on biodiversity.</p> <p><b>Mitigation:</b> Avoid major development in conservation target areas and use biodiversity assessments to</p>	<p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>

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	Sustainability Objective	Predicted effects	
		inform site the allocation process.	
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<p style="text-align: center;">✘</p> <p>This is a site specific issue. However, the option will result in the development of greenfield land. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect the effect towards this objective.</p> <p><b>Mitigation:</b> Landscape assessments should inform any site allocations.</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> As this is a site specific issue it is difficult to determine the significance of the effect.</p>	
10	To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.	<p style="text-align: center;">✔</p> <p>Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect this objective.</p> <p><b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</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>	

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Sustainability Objective		Predicted effects	
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓ Flood zones exist in the vicinity of several of the larger villages. However, areas of land exist around these settlements that are not within a flood zone. The SHLAA demonstrates that sufficient land exist to accommodate the 1,154 new homes outside of Flood Zone 2 and 3.  <b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.	<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.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	* The allocation of land in the Larger Villages for housing development will result in the development of greenfield land. The specific location of sites will have a more direct affect towards this objective. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect this objective.  <b>Mitigation:</b> It is not possible to mitigate the loss of greenfield land as sufficient brownfield sites do not exist to accommodate the proposed level of development to the Larger Villages.	<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
15	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.	✓✓ Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy. Ensuring that 500 homes of the 1,154 to be allocated are located within Central Oxfordshire does not affect this objective.  <b>Enhancement:</b> There is little scope to enhance this effect.	<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

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### **The option has a neutral effect against the following objectives:**

- 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.
- 4 - To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
- 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 14 - To ensure high and stable levels of employment and facilitate inward investment within the district.
- 16 – 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.
- 17 – To encourage the development of a buoyant, sustainable tourism sector.
- 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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**Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

**Table 6: Final sentence of Paragraph 7.16**

Delete the following sentence:

(2.4) “Should alternative strategic sites be released in part or in full for development not in accordance with our preferred site choice we will not release the identified strategic site until we have reviewed the need for the new homes”.

**Summary of the significant effects:**

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home.**

The option has a positive effect towards this objective. Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. This could result in a significant number of new homes being built at Wallingford.

**Objective 8: To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.**

The option has a negative effect towards this objective. Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. This would result in a greater loss of the districts open space and countryside. The cumulative effect of further development of large greenfield sites has the potential for a greater detrimental impact to the landscape surrounding Wallingford.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.**

The option has a negative effect towards this objective. Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. This would result in a greater loss of agricultural land around Wallingford.

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

Sustainability Objective		Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓ Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. This could result in a significant number of new homes being built at Wallingford.	<p><b>Likelihood:</b> Low - Medium</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
7	To conserve and enhance biodiversity	? Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. The effect towards conserving and enhancing biodiversity would depend upon the location of any such appeal sites.	<p><b>Implementation:</b></p> <p>Ensure that biodiversity assessments are carried out to inform planning applications.</p>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	xx Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. This would result in a greater loss of the districts open space and countryside.	<p>The cumulative effect of further development of large greenfield sites has the potential for a greater detrimental impact to the landscape surrounding Wallingford.</p> <p><b>Likelihood:</b> Low - Medium</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short term</p>

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Sustainability Objective		Predicted effects	
			<b>Significance of effect:</b> <u>significant.</u>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	*	
		Removal of this sentence may mean that large greenfield schemes that are successful at appeal before the adoption of the core strategy could be built out at Wallingford alongside the core strategy allocation of 555 homes. This would result in a greater loss of agricultural land around Wallingford.	<b>Likelihood:</b> Low - Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short term <b>Significance of effect:</b> <u>significant.</u>

**The option has a neutral effect against the following objectives:**

- 2- To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.
  - 3 - To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
  - 4 - To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
  - 5 - To reduce harm to the environment by seeking to minimise pollution of all kinds
  - 6 - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
  - 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
  - 10 - To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
  - 11 - To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
  - 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
- 14 - To ensure high and stable levels of employment and facilitate inward investment within the district.
  - 16 – 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.
  - 17 – To encourage the development of a buoyant, sustainable tourism sector.
  - 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings

### Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives

#### Table 7: The settlement strategy

Option A – The preferred Strategy - A strong network of settlements

Option B – A strong network of settlements (inspector change - delete green belt review at Wheatley)

(3.1) Paras 7.19 to 7.20 Redraft to exclude reference to review of the Green Belt at Wheatley

(3.2) Policy CSEN2 Redraft the second sentence as follows 'A local review of the Green Belt will take place at Berinsfield'

(3.3) Para 14.6 Redraft to read: 'Section 7 of this strategy explains the exceptional circumstances warranting a local review of the Green Belt at Berinsfield to be undertaken in the Site Allocations DPD. Apart from this we will maintain the Green Belt and apply national policy guidance as set out in PPG2'

#### Summary of the significant effects:

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home.**

Both options score positively. Not having a green belt review at Wheatley hinders the provision of housing at a sustainable location in the north-western corner of the district.

##### **Objective 3: Improve accessibility to health, education and community facilities.**

Both options score positively. Not allocating in Wheatley (due to lack of green belt review) however could cause the population level to lessen or stagnate. This could have a negative impact on the provision of services and facilities and consequently access to them.

##### **Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Both options score positively. The potentially negative impact on the provision of services and facilities mentioned for Objective 3 above could result in more frequent and / or longer car journeys.

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Objective 7: To conserve and enhance biodiversity**

Both options have a major positive effect as Didcot, Thame and Wallingford are remote from the Conservation Target Areas. However, they have a potential negative effect as Henley borders a Conservation Target Area which may be affected by new housing. The options would also result in some development in settlements close to Conservation Target areas in the south eastern part of the district.

**Objective 10: To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.**

Both options were found to have a minor positive significant effect upon the objective.

**Objective 11: To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

Both options score positively against this objective as land would be available outside of the flood zones.

**Objective 15: To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.**

Both options score positively as they enhance the existing settlement framework within the district and offer support to small firms and enhance the rural economy. No green belt review at Wheatley however could have a negative impact on the London Road Industrial Estate. This area is washed over by green belt.

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

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

	Sustainability objective	Option A	Option B
1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p style="text-align: center;">✓✓</p> <p>This approach would deliver houses through the concentration of housing on the growth point at Didcot with further housing development allocated to the other towns of Henley, Thame and Wallingford and the larger villages. This would help provide residents with the opportunity to live in a decent home in a choice of locations.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>	<p style="text-align: center;">✓✓</p> <p>This approach would deliver houses through the concentration of housing on the growth point at Didcot with further housing development allocated to the other towns of Henley, Thame and Wallingford and the larger villages. However, without a green belt review at Wheatley making a housing allocation could prove difficult. This could hinder the provision of housing in the north-western corner of the district at a sustainable location.</p> <p><b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design and an allocation made at Wheatley.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide / Local (Wheatley impacts)</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

	Sustainability objective	Option A	Option B
2	To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.	<p style="text-align: center;">✓</p> <p>Focussing development in established town centres will create an environment conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.</p> <p><b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.</p> <p><b>Likelihood:</b> Medium – this is also dependent upon the design of individual developments</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p style="text-align: center;">✓</p> <p>Focussing development in established town centres will create an environment conducive to business operation and development. Greater concentration of development may help create safer places through greater pedestrian flows.</p> <p><b>Enhancement:</b> Ensure that development is designed to reduce crime and the fear of crime.</p> <p><b>Likelihood:</b> Medium – this is also dependent upon the design of individual developments</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p style="text-align: center;">✓✓</p> <p>Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling.</p> <p><b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</p> <p><b>Temp or perm:</b></p>	<p style="text-align: center;">✓</p> <p>Having a range of settlements where development of all types is concentrated should create strong hubs which will be more accessible by all forms of transport including walking and cycling. The difficulty in making a housing allocation at Wheatley (due to green belt constraints) could result in a lower or stagnated population as future household sizes are expected to be smaller. This could in turn have a negative impact on the provision of services and facilities and consequently access to them.</p> <p><b>Enhancement:</b> This effect could be enhanced through improvements to the foot and cycle path network and increased frequency of buses and a housing allocation at Wheatley.</p>

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

	Sustainability objective	Option A	Option B
		<p>Perm  <b>Timing:</b>                      Short to long term  <b>Significance of effect:</b>                      Significant.</p>	<p><b>Likelihood:</b>                      High  <b>Scale:</b>                      District wide / Local (Wheatley impacts)  <b>Temp or perm:</b>                      Perm  <b>Timing:</b>                      Short to long term  <b>Significance of effect:</b>                      Significant.</p>
6	<p>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>	<p style="text-align: center;">✓✓</p> <p>Locating new development in the main towns and the larger villages where services and facilities already exist will promote accessibility and reduce the need to travel by car.</p> <p><b>Enhancement:</b>                      This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses.</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 style="text-align: center;">✓✓</p> <p>Locating new development in the main towns and the larger villages where services and facilities already exist will promote accessibility and reduce the need to travel by car. The potential impact on services and facilities mentioned above under objective 3 however could result in more frequent and longer car journeys.</p> <p><b>Enhancement:</b>                      This effect would be enhanced through improvements to the foot and cycle path network and increased frequency of buses and an allocation at Wheatley.</p> <p><b>Likelihood:</b>                      High  <b>Scale:</b>                      District wide / Local (Wheatley impacts)  <b>Temp or perm:</b>                      Perm  <b>Timing:</b>                      Short to long term  <b>Significance of effect:</b>                      Significant.</p>

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

	Sustainability objective	Option A	Option B
7	To conserve and enhance biodiversity.	<p>✓✓/ x</p> <p>The conservation target areas within the district comprise the most important areas for wildlife conservation.</p> <p>The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas.</p> <p>This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some larger villages) which may have a detrimental impact on biodiversity.</p> <p><b>Mitigation:</b> Avoid conservation target areas and use biodiversity assessments to inform site the allocation process.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p>✓✓/ x</p> <p>The conservation target areas within the district comprise the most important areas for wildlife conservation.</p> <p>The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas.</p> <p>This option would result in some development in settlements close to the conservation target areas in the south eastern part of the district (Henley and some larger villages) which may have a detrimental impact on biodiversity.</p> <p><b>Mitigation:</b> Avoid conservation target areas and use biodiversity assessments to inform site the allocation process.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>
8	To protect and enhance the district's open spaces and countryside and in particular, those areas	<p>x</p> <p>This is a site specific issue. However, the option will result in the development of green field land.</p> <p><b>Mitigation:</b> Landscape assessments should inform any site allocations.</p>	<p>x</p> <p>This is a site specific issue. However, the option will result in the development of green field land. Not having a green belt review at Wheatley would protect greenfield / open spaces on the edge of the village. Not allocating at Wheatley due to Green Belt constraints however means that larger allocations will need to be made at one or more of the other larger villages (to meet core strategy and South East</p>

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

	Sustainability objective	Option A	Option B
	designated for their landscape importance.	<p><b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.</p>	<p>Plan housing targets). This means that more greenfield land would be needed in these locations.</p> <p><b>Mitigation:</b> Landscape assessments should inform any site allocations.</p> <p><b>Significance of effect:</b> As this is a site specific issue it is difficult to determine the significance of the effect.</p>
10	To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.	<p style="text-align: center;">✓</p> <p>Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used.</p> <p><b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p style="text-align: center;">✓</p> <p>Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used.</p> <p><b>Enhancement:</b> New development to meet prescribed standards of design e.g. Code for Sustainable Homes / BREEAM and renewable energy generation.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>

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	Sustainability objective	Option A	Option B
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<p style="text-align: center;">✓</p> <p>Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones. The individual sections relating to each town provides more analysis in relation to site options and flood risk.</p> <p>Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone.</p> <p><b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>	<p style="text-align: center;">✓</p> <p>Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones. The individual sections relating to each town provides more analysis in relation to site options and flood risk.</p> <p>Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone.</p> <p><b>Enhancement:</b> Use sequential test approach and only develop land that is flood zone 1 in first instance.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> District wide</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>
15	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact	<p style="text-align: center;">✓✓</p> <p>Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy.</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p> <p><b>Likelihood:</b> High</p>	<p style="text-align: center;">✓✓</p> <p>Allocating development in the towns and larger villages will help promote existing and new small firms and in turn enhance the rural economy. Not having a green belt review at Wheatley however could have a detrimental impact on the London Road Industrial Estate (this area is currently washed over by green belt).</p> <p><b>Enhancement:</b> There is little scope to enhance this effect.</p>

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

	Sustainability objective	Option A	Option B
	activities; and b) small firms, particularly those that maintain and enhance the rural economy.	<b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<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.

**The options have a neutral effect against the following objectives:**

- 4 - To maintain and improve people's health, well-being and community cohesion.
- 5 - To reduce harm to the environment by seeking to minimise pollution of all kinds
- 9 - To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 - To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- 14 - To ensure high and stable levels of employment.
- 16 - 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.
- 17 - To encourage the development of a buoyant, sustainable tourism sector.
- 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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**Table 8: Policy: CSHEN1 – Strategy for Henley (incorporating inspector’s changes)**

Reword first bullet to read: ‘identify land for a minimum of 400 new homes’

<b>Policy: CSHEN1 – Strategy for Henley (incorporating inspector’s changes)</b>																		
<b>Key for effects on each objective:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	✓✓/?	✓✓/?	✓/?	✓/?	✓✓/?	0	✓/?	0/?	0	0	0	✓/?	✓	✓	✓	✓/?	0
<b>Comments:</b>																		
<p>The policy provides for a minimum 400 additional houses in Henley which will help give existing and future residents the opportunity to live in a decent home (objective 1). Growth at Henley is capped at 400 houses (due to constraints) and sites will be allocated through the Site Allocations DPD process. If the capping can be eased through the site allocations process this would enhance the major positive effect on objective 1. The policy also seeks to strengthen commerce in the town centre, enhance the town’s environment and improve accessibility, car parking, pedestrian and cycle links (objective 3). For the housing allocation this would depend on final site(s). The policy This will also provide natural surveillance in the town centre and create a safer place for people to use (objective 2). For the housing allocation this would depend on final design. Improvements to the town centre will also help with community cohesion (objective 4). For the housing allocation this would depend on final site(s) Encouraging infill development and residential / employment uses above shops in the town centre will help reduce the need to travel by car to services and facilities and reduce pollution from traffic (objectives 5 and 6). For the housing allocation this would depend on final site(s) Town centre development will help protect the district’s open spaces (objective 8), improve land-use efficiency and reduce pressure on natural resources (objective 13) as well as help boost tourism in the town (objective 17). For the housing allocation impact on objective 13 would depend on final site(s). Additional traffic from higher allocation could have impact on historic centre and tourism (objective 17) Potentially increasing the level of housing at Henley could result in more greenfield land being used (objective 8). It is not known at this stage where land will be identified for the minimum 400 houses in Henley but policy CSE1 in the Core Strategy seeks to integrate development into the landscape character of the area where appropriate. As Henley is constrained by the AONB impact on landscape character will need to be considered through the site allocations process particularly when looking for sites to ease the 400 house capping.</p> <p>The submission SA tested an allocation of 400 homes at Henley. It is difficult to appraise the full impact of the policy change as Policy CSHEN1 now refers to a ‘minimum of 400 new homes’. Without knowing the full extent of the allocation it is hard to measure the effects on pollution levels (Objective 5), on the effect on the historic environment (objective 9) and on the attractiveness of town for tourism (Objective 17). Under Objective 5 for tables 4 and 5 above (for ‘The Distribution of Housing’ changes) state that the Council’s Evaluation of Transport Impacts (ETI) acknowledges that there will increased traffic in the town centres as a result of the strategy. This will be particularly relevant for Henley as it has an Air Quality Management Area (AQMA) that will need to be considered through the allocation process for the town. The Henley Integrated Transport Study highlights traffic issues in the town, increases in the level of traffic congestion in the town will also impact on the historic environment and vitality of tourism in Henley.</p> <p>Strengthening commerce in the town centre, improving the stock of commercial buildings and the environment of employment areas as well as seeking employment uses</p>																		

## Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings

above shops will help deliver stable levels of employment (objective 14). It will also help offer a range of premises for different types of employers (including those listed in objective 15).

The support for meeting accommodation needs at Henley College and Gillots School will help with skills, training and educational achievement (objective 16).

### Likelihood:

(1) High, (2) High, (3) High, (4) Medium, (5 & 6) Medium, (8) High, (13) High (14) High, (15) High, (16) High (17) Medium

### Scale:

Local (1, 2, 3, 4, 5, 6, 8, 13, 14, 15, 16, 17)

### Temp or perm:

Perm (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)

### Timing:

Short to long term (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)

### Significance of effect:

Significant (1, 2, 3, 6, 8, 13, 14, 15, 16, 17) Not significant (4)

## Objectives

- |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol> | <ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol> | <ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol> |
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**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

**Table 9: Change to Para 10.9**

Reword the final two sentences as follows:

(4.2) 'It is difficult to identify suitable sites for housing around Henley because of the strong constraints of the Thames floodplain and the town's position, flanked by the Chilterns Area of Outstanding Natural Beauty. Our strategy therefore caps the level of growth that the town would otherwise take on a proportional basis, requiring the Site Allocations DPD to identify land for a minimum of 400 homes. A study in September 2011 indicated a reasonable prospect that this is achievable, although the margin of contingency may be limited. However, in view of the level of need in Henley, the Site Allocations DPD will explore the possibility of easing the capped growth of the town by an appropriate amount if it should prove to be possible to identify suitable land free of constraints in the circumstances then pertaining.'

**Summary of the significant effects:**

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home.**

Increasing the level of housing at Henley has a major positive effect on this objective.

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

1	To help to provide existing and future residents with the opportunity to live in a decent home.	<p style="text-align: center;">✓✓</p> <p>Increasing the allocation at Henley would provide more housing and have a major positive effect on this objective.</p>	<p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p style="text-align: center;">?</p> <p>This is dependent upon the overall layout and design.</p>	<p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p style="text-align: center;">?</p> <p>This is dependent on the final location of the allocation(s)</p>	<p><b>Implementation:</b> Ensure that development is allocated on accessible sites.</p>

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4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	?	
		This is dependent on the final location of the allocation(s)	<b>Implementation:</b> Ensure that development is allocated on sites that integrate well with existing residential development.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	?	
		The submission SA tested an allocation of 400 homes at Henley. It is difficult to appraise the full impact of the change as the paragraph now refers to a 'minimum of 400 new homes'. Without knowing the full extent of the allocation it is hard to measure the effects on pollution levels. Under Objective 5 for tables 4 and 5 above (for 'The Distribution of Housing' changes) state that the Council's Evaluation of Transport Impacts (ETI) acknowledges that there will increased traffic in the town centres as a result of the strategy. This will be particularly relevant for Henley as it has an Air Quality Management Area (AQMA) and will need to be considered through the allocation process for the town. The impact could be significant.	<b>Implementation:</b> Consideration of traffic implications and effects on Henley's AQMA.
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	?	
		This is dependent on the final location of the allocation(s)	<b>Implementation:</b> Ensure that development has good foot and cycle path links as well as access to public transport.
7	To conserve and enhance biodiversity.	?	
		This is dependent on the final location of the allocation(s)	<b>Implementation:</b> Carry out biodiversity assessments.

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8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	?	
		This is dependent on the final location of the site(s) although much of the surrounding area at Henley is AONB and a higher allocation at Henley could result in more greenfield land being lost.	<b>Implementation:</b> Consider impact on landscape character in the allocation process.
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	0 / ?	
		The submission SA tested an allocation of 400 homes at Henley. It is difficult to appraise the full impact of the change as the paragraph now refers to a 'minimum of 400 new homes'. Without knowing the full extent of the allocation it is hard to measure the effects on pollution levels. Under Objective 5 for tables 4 and 5 above (for 'The Distribution of Housing' changes) state that the Council's Evaluation of Transport Impacts (ETI) acknowledges that there will be increased traffic in the town centres as a result of the strategy. This will be particularly relevant for Henley as it has an Air Quality Management Area (AQMA) and will need to be considered through the allocation process for the town. The central area of the town is a Conservation Area with many listed buildings. Most traffic in Henley, both local and through traffic, needs to go through the town centre adding to the serious congestion in the central area as there are no convenient alternative routes. This will impact on the quality of the historic environment. The impact could be significant.	<b>Implementation:</b> Consideration of traffic implications and effects on Henley's historic environment
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	?	
		This is dependent on the final location of the allocation(s).	<b>Implementation:</b> Consider flooding issues in the allocation process.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material	?	
		This is dependent on the final location of the allocation(s).	<b>Implementation:</b> Consider impact on resources and land agricultural quality through the allocation process

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	assets, such as landscape, minerals, biodiversity and soil quality		
17	To encourage the development of a buoyant, sustainable tourism sector	0 / ? The submission SA tested an allocation of 400 homes at Henley. It is difficult to appraise the full impact of the change as the paragraph now refers to a 'minimum of 400 new homes'. Without knowing the full extent of the allocation it is hard to measure the effects on pollution levels. Under Objective 5 for tables 4 and 5 above (for 'The Distribution of Housing' changes) state that the Council's Evaluation of Transport Impacts (ETI) acknowledges that there will increased traffic in the town centres as a result of the strategy. This will be particularly relevant for Henley as it has an Air Quality Management Area (AQMA) and will need to be considered through the allocation process for the town. The central area of the town is a Conservation Area with many listed buildings. Most traffic in Henley, both local and through traffic, needs to go through the town centre adding to the serious congestion in the central area as there are no convenient alternative routes. This could impact on the quality of the historic environment and the attractiveness of the town to visitors. The impact could be significant.	<b>Implementation:</b> Consideration of traffic implications and effects on Henley's tourism sector

**The options have a neutral effect against the following objectives:**

<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities and; b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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### Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives

**Table 10: Housing allocations at Thame not including an allowance for unallocated sites\* (Split 775 dwellings with the majority on a greenfield neighbourhood and the remainder to be brought forward in the Site Allocations DPD allowing for the possibility of using brownfield sites within the town, or allocating all 775 on a single site compared with deferring the allocation at Thame of 775 homes to the forthcoming Thame Neighbourhood Plan) (5.1 and 5.2).**

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

Option A – 530 on site D with 245 brought forward in Site Allocations DPD

Option B – 600 on site D with 175 brought forward in Site Allocations DPD

Option C – 530 on site F with 245 brought forward in Site Allocations DPD

Option D – 600 on site F with 175 brought forward in Site Allocations DPD

Option E – 775 on site D

Option F – 775 on site F

**Option G – To provide 775 new homes to 2027 on sites to be selected by the Thame Neighbourhood Plan**

#### Summary of the significant effects:

##### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

Options A - F contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards. Option G also scores positively, but to a lesser degree as taking account of the time needed to prepare a neighbourhood plan, the housing would be delivered at Thame later than if a site was allocated within the core strategy to accommodate the majority of the 775 homes. With Option G there is also a negative effect in that there is less certainty that the houses will be delivered within the plan period as the plan making process is not within the control of the Local Planning Authority.

##### **Objective 3: Improve accessibility for everyone to health, education, recreation, cultural and community facilities and services**

Options A - F score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities and that sites have good access to bus services. Whilst Option G also scores positively, the true effect against this objective is unknown at this stage as this is dependent upon which site(s) are selected in the neighbourhood plan.

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**Objective 5: To reduce the harm to the environment by seeking to minimise pollution of all kinds.** Options A - F would significantly and positively affect this objective as both sites D and F are relatively close to a good range of facilities in Thame. Site F would be likely to have a greater attraction to use bus services for longer distance travel as the premium route bus stops are particularly convenient to the site. Option G scores positively as sites in and around Thame will be close to services and facilities available within the town centre. However, the precise effect on this objective for Option G will depend upon the site(s) chosen within the neighbourhood plan and the quality of the existing and potential pedestrian and cycle routes they offer and proximity to a Premium bus route.

**Objective 6: To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Options A – F score positively because the sites are located relatively close to the town centre would have a positive affect on this objective. Site F would be likely to provide a greater attraction to use bus services for longer distance travel as the bus stops are particularly convenient to the site. The Oxford to Aylesbury premium bus service provides access to Oxford and Aylesbury and to the station and employment areas at Haddenham. Increasing the use of bus services may enable a more frequent service to be provided. Option G scores positively as sites around Thame will be in close proximity to the services and facilities available within the town centre. The precise effect towards this objective will depend upon the site(s) chosen within the neighbourhood plan and the quality of the existing and potential pedestrian and cycle routes they offer and proximity to a Premium bus route.

**Objective 8: To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.**

All options score negatively in relation to this objective as they would result in the loss of open countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing an appropriately designed landscape buffer on the edge of and within the development. The Machin Bates Landscape Assessment 2009 indicates that development of the sloping site F would be likely to have a large impact on the landscape setting of Thame. Whilst it is unlikely that development on site F could be hidden from view, the impact could be mitigated by ensuring the density and design of development allows for suitable structural landscaping. If site D was allocated for the whole 775 homes, development would go beyond the recommended housing area in our landscape assessment if built to an appropriate density. For Option G, the precise effect on the landscape will depend upon the location of the site(s) chosen with the neighbourhood plan.

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**Objective 11: To reduce the risk of flooding and resulting detriment to public well being, the economy and the environment.**

The northern part of Option F is within flood zones 2 and 3 (approximately 8.4ha), homes on this land would have an unacceptable risk of flooding for new residents. There is sufficient zone 1 land on site F to accommodate up to 600 homes at a relatively low density of development. Both sites are capable of development of up to 600 homes without a significant risk of flooding to the new homes, so there is no difference between the options. The use of SUDS on either site will ensure that there is no greater risk of flooding than exists at present, and there is no difference between the sites on the risk of flooding to land beyond the site boundary. It would not be possible to allocate the whole 775 on site F with an appropriate density and avoid development in the flood plain. Option G scores positively as there is the potential to accommodate the housing development on sites which lie outside of flood zones 2 and 3. However, the precise effect towards this objective will depend upon the location of the site(s) chosen within the neighbourhood plan and their proximity to the areas of flood zone within Thame.

**Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

All of the options will have a significant negative effect on this objective with Site D having a greater effect as there is the potential loss of Grade 2 agricultural land. A lower housing allocation however would be likely to use fewer resources. Putting the whole allocation on either of the sites could result in loss of more greenfield land than deferring some to the Site Allocations DPD which could involve some of the development being built on previously developed land. For Option G the precise effect towards this objective will depend upon the location of the site(s) chosen within the neighbourhood plan and the associated quality of the agricultural land of these sites

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

		Option A	Option B	Option C	Option D	Option E	Option F	Option G
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓ Development of this site along with those in the Site Allocations DPD would provide a mix of housing including affordable housing. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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.	✓✓ As for Option A	✓ / x This option will contribute towards the objective of providing new homes, including affordable homes. However, taking account of the time needed to prepare a neighbourhood, the housing would be delivered later than if a site was allocated within the core strategy to accommodate the majority of the 775 homes.  There is also a negative effect that there is less guarantee that the houses will be delivered within the plan period as the plan making process is not within the control				

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
								<p>of the Local Planning Authority.</p> <p><b>Mitigation:</b> This could be mitigated by enabling the Core Strategy to make a contingency of a reserve site allocation at Thame, which would only come forward if the Neighbourhood Plan had not made sufficient site allocations by a certain date within the core strategy plan period.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>significant.</u></p>

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour.	?	?	?	?	?	?	?
		This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.	This is dependent upon the overall layout and design. <b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	? / ✓
		Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a	Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame.  Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a	Site F has good access to schools, shops and sports facilities. Access is not as good to the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame. The premium route bus stops adjoin the site on the site on Oxford Road.  Suitability of access from sites allocated in Site Allocations DPD	Site F has good access to schools, shops and sports facilities. Access is not as good to the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame. The premium route bus stops adjoin the site on the site on Oxford Road.  Suitability of access from sites allocated in Site Allocations DPD	Site D has good access to a primary and secondary school as well as shops, sports facilities and the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to	Site F has good access to schools, shops and sports facilities. Access is not as good to the doctors and dentists on East Street. It has easy access to the Sustrans cycle route on the south side of Thame. The premium route bus stops adjoin the site on the site on Oxford Road.  <b>Enhancement:</b> This effect could be enhanced	Suitability of access from the site(s) allocated in a neighbourhood plan would depend on which sites were selected but they are likely to be in a sustainable location.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site(s) to these facilities  <b>Likelihood:</b> High

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>sustainable location.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities</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> <u>significant.</u></p>	<p>sustainable location.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities</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> <u>significant.</u></p>	<p>would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities</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> <u>significant.</u></p>	<p>would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths which link the site to these facilities</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> <u>significant.</u></p>	<p>these facilities</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> <u>significant.</u></p>	<p>through ensuring good foot and cycle paths which link the site to these facilities</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> <u>significant.</u></p>	<p><b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u></p>
4	To maintain and improve people's health, well-being and community cohesion and support	?	?	?	?	?	?	?
		Health and other facilities are available in close proximity within the town. It is uncertain though	Health and other facilities are available in close proximity within the town. It is uncertain though	Health and other facilities are available in close proximity within the town. It is uncertain though	Health and other facilities are available in close proximity within the town. It is uncertain though	Health and other facilities are available in close proximity within the town. It is uncertain though	Health and other facilities are available in close proximity within the town. It is uncertain though	Health and other facilities are available in close proximity within the town. It is uncertain though

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	Option A	Option B	Option C	Option D	Option E	Option F	Option G
voluntary, community and faith groups.	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>	<p>whether this would actually result in an improvement to people's health and well being.</p> <p>Suitability of access from sites allocated in Site Allocations DPD would depend on which sites were allocated but they are likely to be in a sustainable location.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> Not significant.</p>

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	✓ The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option for longer journeys.  Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.  <b>Enhancement:</b> This effect could be enhanced by	✓ The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option for longer journeys.  Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.  <b>Enhancement:</b> This effect could be enhanced by	✓ The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site F is close to a premium bus route which should encourage bus use for longer journeys.  Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.  <b>Enhancement:</b> This effect could be enhanced by careful planning of pedestrian, cycle and vehicular routes.	✓ The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site F is close to a premium bus route which should encourage bus use for longer journeys.  Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.  <b>Enhancement:</b> This effect could be enhanced by careful planning of pedestrian, cycle and vehicular routes.	✓ The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option for longer journeys.	✓ The close proximity of the site to town services and facilities would mean less car journeys and consequently less vehicle emissions. Site F is close to a premium bus route which should encourage bus use for longer journeys.	✓ / ? Sites around Thame will be in close proximity to the services and facilities available within the town centre. The precise effect towards this objective will depend upon the site(s) chosen within the neighbourhood plan and the quality of the existing and potential pedestrian and cycle routes they offer and proximity to a Premium bus route.  <b>Enhancement:</b> This effect could be enhanced by careful planning of pedestrian, cycle and vehicular routes.  <b>Likelihood:</b>

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		careful planning of pedestrian, cycle and vehicular routes.  <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> <u>significant.</u>	careful planning of pedestrian, cycle and vehicular routes.  <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> <u>significant.</u>	<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> <u>significant.</u>	<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> <u>significant.</u>			High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓  Site D is close to Thame's services and facilities, and a Sustrans route. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option	✓✓  Site D is close to Thame's services and facilities, and a Sustrans route. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option	✓✓  Site F is close to Thame's services and facilities, a Sustrans route as well as a number of bus stops. Site F is close to a premium bus route which should encourage bus use for longer journeys.	✓✓  Site F is close to Thame's services and facilities, a Sustrans route as well as a number of bus stops. Site F is close to a premium bus route which should encourage bus use for longer journeys.	✓✓  Site D is close to Thame's services and facilities, and a Sustrans route. Site D is approximately 1 km from the premium route bus stops, this may reduce the attractiveness of this travel option	✓✓  Site F is close to Thame's services and facilities, a Sustrans route as well as a number of bus stops. Site F is close to a premium bus route which should encourage bus use for longer journeys.	✓ / ?  Sites around Thame will be in close proximity to the services and facilities available within the town centre. The precise effect towards this objective will depend upon the site(s) chosen within the

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	Option A	Option B	Option C	Option D	Option E	Option F	Option G
	<p>for longer journeys.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</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> <u>significant.</u></p>	<p>for longer journeys.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</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> <u>significant.</u></p>	<p>Increased use of this bus service may enable more frequent services to be provided.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</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>Increased use of this bus service may enable more frequent services to be provided.</p> <p>Proximity of sites in Site Allocations DPD to services and facilities would depend on site choices but they are likely to be in sustainable locations.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too.</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>for longer journeys.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too. <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> <u>significant.</u></p>	<p>Increased use of this bus service may enable more frequent services to be provided.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre. The improvement of local bus services would help too. <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> <u>significant.</u></p>	<p>neighbourhood plan and the quality of the existing and potential pedestrian and cycle routes they offer and proximity to a Premium bus route.</p> <p>Splitting the allocation between several small sites may impede the critical mass required to support the Premium bus route to Oxford and the Hourly to Aylesbury / High Wycombe.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre and taking account of proximity to the Premium and Hourly bus routes.</p>

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
				<b>Significance of effect:</b> <u>significant.</u>	<b>Significance of effect:</b> <u>significant.</u>			<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> <u>significant.</u>
7	To conserve and enhance biodiversity.	<b>x</b>  The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.  There are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.  Impact of the site	<b>x</b>  The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.  There are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.  Impact of the site	<b>xx</b>  The site is not classified as a wildlife site or nature reserve.  There are lots of potential species constraints, habitats along Cuttlebrook and River Thame form a good wildlife corridor, constrained by floodplain and have good potential for enhancement. This area is in the	<b>xx</b>  The site is not classified as a wildlife site or nature reserve.  There are lots of potential species constraints, habitats along Cuttlebrook and River Thame form a good wildlife corridor, constrained by floodplain and have good potential for enhancement. This area is in the	<b>x</b>  The site is not classified as a wildlife site or nature reserve and very low biodiversity interest.  There are two ponds immediately to the south of the site with potential for great crested newts. Further survey work needed in relation to the ponds.	<b>xx</b>  The site is not classified as a wildlife site or nature reserve.  There are lots of potential species constraints, habitats along Cuttlebrook and River Thame form a good wildlife corridor, constrained by floodplain and have good potential for enhancement. This area is in the	<b>?</b>  The precise effect towards this objective will depend upon the location of the site(s) chosen within the neighbourhood plan.

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	Option A	Option B	Option C	Option D	Option E	Option F	Option G
	<p>in Site Allocations DPD would depend on the site selected but environmental issues will be considered in the allocation process.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.</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> <u>Not significant.</u></p>	<p>in Site Allocations DPD would depend on the site selected but environmental issues will be considered in the allocation process.</p> <p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.</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> <u>Not significant.</u></p>	<p>floodplain and outside the developable land but would be in the area used for recreation and greenspace.</p> <p>Impact of the site in Site Allocations DPD would depend on the site selected but environmental issues will be considered in the allocation process.</p> <p><b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p>floodplain and outside the developable land but would be in the area used for recreation and greenspace.</p> <p>Impact of the site in Site Allocations DPD would depend on the site selected but environmental issues will be considered in the allocation process.</p> <p><b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors. <b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b></p>	<p><b>Mitigation:</b> Carry out further surveys to identify what species may be threatened and what mitigation measures could be put in place.</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> <u>Not significant.</u></p>	<p>floodplain and outside the developable land but would be in the area used for recreation and greenspace.</p> <p><b>Mitigation:</b> Loss of countryside cannot be mitigated but biodiversity management plans could be implemented to protect habitats and wildlife corridors. <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> <u>Not significant.</u></p>	

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
				Short to long term <b>Significance of effect:</b> <u>Not significant.</u>	Short to long term <b>Significance of effect:</b> <u>Not significant.</u>			
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	<b>x</b> This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in	<b>x</b> This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in	<b>xx</b> This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the	<b>xx</b> This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the	<b>xx</b> This option would result in the development of greenfield land.  Machin Bates landscape assessment stated that given the well treed landscape to the south, the sense of arrival into Thame along Thame Park Road would not be compromised. The assessment states that this locality does not have the same definite edge as the east of Thame and the current edge has a combination of 'undistinguished' and 'detracting' townscape meaning there would be some benefit in	<b>xx</b> This option would result in the development of greenfield land.  Machin Bates landscape assessment recommends this site is not developed because from the north and the direction of Long Crendon the edge of Thame is recessive, which also applies to some views from the western bypass. In addition, development of this visually prominent site would make the edge of Thame particularly evident on the landscape, impacting on the	<b>x / ?</b> This option would result in the development of greenfield land. The precise effect on the landscape will depend upon the location of the site(s) chosen within the neighbourhood plan.  <b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated.  The site(s) selection process for the neighbourhood plan should be informed by the findings of a landscape appraisal which considers the impact of each site

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	Option A	Option B	Option C	Option D	Option E	Option F	Option G
	<p>mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A</p>	<p>mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A</p>	<p>countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the</p>	<p>countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the</p>	<p>mitigating these with a well considered housing development and green infrastructure. The assessment highlights an important consideration is the identity of Moreton.</p> <p>775 homes would expand beyond the recommended housing area shown in the landscape assessment</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A</p>	<p>countryside to the north and on the rural character of the Thame valley and the Cuttle Brook.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. A lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b></p>	<p>considered.</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> <u>significant.</u></p>

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<p>lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</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> <u>significant.</u></p>	<p>lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local</p>	<p>allocations are.</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> <u>significant.</u></p>	<p>allocations are.</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> <u>significant.</u></p>	<p>lower allocation with additional sites in the Site Allocation DPD could also help depending on where the allocations are.</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> <u>significant.</u></p>	<p>Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u></p>	
9	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	0	0	0	0	0	0	?
		Effect would be neutral on Site D. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site D. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site F. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site F. Effect from sites in Site Allocations DPD would depend on sites allocated.	Effect would be neutral on Site D.	Effect would be neutral on Site F.	The precise effect towards this objective will depend upon the location of the site(s) chosen within the neighbourhood plan and their proximity to Thame's conservation area.

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		✓✓	✓✓	✓	✓	✓✓	×	✓ / ?
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	<p>Site D is in flood zone 1, the risk of flooding to new homes is minimised. Use of SUDS will minimise the risk of flooding to areas outside the site</p> <p>Impact from sites in Site Allocations DPD not known but there are unlikely to be any flooding issues as planning policies seek to prevent this.</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></p>	<p>Site D is in flood zone 1, the risk of flooding to new homes is minimised. Use of SUDS will minimise the risk of flooding to areas outside the site</p> <p>Impact from sites in Site Allocations DPD not known but there are unlikely to be any flooding issues as planning policies seek to prevent this.</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></p>	<p>The Northern part of site is within flood zones 2 and 3 (approximately 8.4ha). There is sufficient zone 1 land to accommodate up to 600 homes. With a lower number of dwellings and an allocation in the Site Allocations DPD it is possible to avoid development in flood zone 2 and 3.</p> <p>Use of SUDS will minimise the risk of flooding to areas outside the site</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm</p>	<p>The Northern part of site is within flood zones 2 and 3 (approximately 8.4ha). There is sufficient zone 1 land to accommodate up to 600 homes. With a lower number of dwellings and an allocation in the Site Allocations DPD it is possible to avoid development in flood zone 2 and 3.</p> <p>Use of SUDS will minimise the risk of flooding to areas outside the site</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Perm</p>	<p>Site D is in flood zone 1, the risk of flooding to new homes is minimised. Use of SUDS will minimise the risk of flooding to areas outside the site</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> <u>significant.</u></p>	<p>Northern part of site is within flood zones 2 and 3 (approximately 8.4ha)</p> <p><b>Enhancement:</b> Locating development outside of the flood zones would have significant impact towards reducing flood risk. The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</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</b></p>	<p>There is the potential to accommodate the housing development on sites which lie outside of flood zones 2 and 3.</p> <p>However, the precise effect towards this objective will depend upon the location of the site(s) chosen within the neighbourhood plan and their proximity to the areas of flood zone within Thame.</p> <p><b>Enhancement:</b> Locating development outside of the flood zones would have significant impact towards</p>

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		Option A	Option B	Option C	Option D	Option E	Option F	Option G
		<u>significant.</u>	<u>significant.</u>	<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>	<b>Timing:</b> Short to long term <b>Significance of effect:</b> <u>significant.</u>		<b>effect:</b> <u>significant.</u>	reducing flood risk. The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.  <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> <u>significant.</u>
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and	<b>xx</b>  Site D is grade 2 agricultural land  With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 2 agricultural land.	<b>xx</b>  Site D is grade 2 agricultural land  With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 2 agricultural land.	<b>x</b>  Part of site F is grade 3 agricultural land.  With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 3 agricultural land.	<b>x</b>  Part of site F is grade 3 agricultural land.  With a lower number of dwellings and an allocation in the Site Allocations DPD it may be possible to use less grade 3 agricultural land.	<b>xx</b>  Site D is grade 2 agricultural land  Putting the whole allocation on this site could result in the loss of more greenfield land.  <b>Mitigation</b> The loss of agricultural land cannot be	<b>x</b>  Part of site F is grade 3 agricultural land.  Putting the whole allocation on this site could result in the loss of more greenfield land.  <b>Mitigation</b> The loss of agricultural land	<b>x / ?</b>  Varying grades of agricultural land quality exist around Thame. Allocating housing sites will invariably result in the loss of agricultural land.  The precise effect towards this objective will depend upon the

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	Option A	Option B	Option C	Option D	Option E	Option F	Option G
soil quality.	<p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>If the allocation in the Site Allocations DPD is brownfield less greenfield land may be required.</p> <p><b>Mitigation</b> The loss of agricultural land cannot be mitigated</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> <u>significant.</u></p>	<p>mitigated</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> <u>significant.</u></p>	<p>cannot be mitigated</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> <u>significant.</u></p>	<p>location of the site(s) chosen within the neighbourhood plan and the associated quality of the agricultural land of these sites.</p> <p><b>Mitigation</b> It is unlikely that the loss of agricultural land can be mitigated. However, selecting sites with lower quality agricultural land would help to mitigate this negative effect.</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> <u>significant.</u></p>

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**The options have a neutral effect against the following objectives:**

<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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### **Table 11: Housing allocations at Wallingford (allocation of 555 not including an allowance for unallocated sites\*) with inspector draft changes to Policy CSWAL2 (change of allocation site), Para 12.12 and Map 12.1**

\* Unallocated sites are housing sites that come forward which are not allocated in the development plan. These include both greenfield land and previously developed land. Predicted delivery rates are based on past trends.

**Option A** – North

**Option B** – West

**Option C** – South West (West of Hithercroft Industrial Estate)

**Option D** – South West (South of Hithercroft Industrial Estate)

**Option E** – South

**Option Ei** – South (with inspector changes)

Changes:

(6.1) Change CSWAL2 to Permission will be granted for a new greenfield neighbourhood of 555 homes to the south of Wallingford....

New criteria

(6.2) (iii) vehicular access is provided from a new arm of the White Cross roundabout and (for a limited number of dwellings) via 2 Winterbrook, with a through-route between White Cross and 2 Winterbrook provided only for buses, emergency vehicles, cyclists and pedestrians.

(vii) sensitive treatment is given to enhancing the landscape and ecological interest of the boundaries of the site and the Bradford's Brook corridor

(viii) a pedestrian and cycle link is provided to the residential area to the north and improved pedestrian / cycle links to Cholsey) and a further criterion to be added as follows: '7 hectares of public open space are to be provided'

(6.3) Para 12.12 Change the third sentence to read:- '...to the south of Wallingford...' and the fourth to read :- 'This site has been selected as the best able to integrate with the fabric of the town and afford good pedestrian and cycling links to major local destinations, especially the town centre, and Cholsey Station. It will also provide for improvements to the education and public transport infrastructure of Wallingford and a major area of open space.'

(6.4) Map 12.1 and at p164 of the CS 'The above change would necessitate change to the former and deletion of the latter'.

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### Summary of the significant effects:

#### **Objective 1: Help provide existing and future residents with the opportunity to live in a decent home**

All of the options contribute positively towards this objective as they would provide new housing including affordable housing. This positive effect could be enhanced by ensuring that the development is built to a high standard of design including sustainable design and construction standards.

#### **Objective 3: Improve access to health, education and community facilities**

All of the options score positively against this objective as they are close to schools, health and retail facilities. This positive effect could be enhanced by ensuring good foot and cycle paths link the sites to these facilities. Option Ei has a cycle and pedestrian link to the residential area to the north and raises the score to a major positive over E's minor positive. The location of the link however could impact on its effectiveness in improving access for new and existing residents to services and facilities (see Summary of Significant on p56 of main document). New criterion (viii) also requires improved pedestrian/ cycle links to Cholsey, which has a railway station.

#### **Objective 5: Reduce harm to the environment by seeking to minimise pollution of all kinds**

All options score positively against this objective. The close proximity of the sites to services and facilities should encourage walking and cycling and reduce car journeys and associated vehicle emissions. However, Options C and D would involve travelling through the Hithercroft Industrial Estate which would be less conducive to walking and cycling than Options A, B and E. Option Ei has a cycle and pedestrian link to the residential area to the north and raises the score to a minor positive over E's minor negative. The location of the link however could impact on its effectiveness in improving access for new and existing residents to services and facilities (see Summary of Significant on p56 of main document). New criterion (viii) also requires improved pedestrian/ cycle links to Cholsey, which has a railway station.

#### **Objective 6: Improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.**

Option C scores negatively against this objective as the site is fairly isolated with no bus stops nearby. Similarly, Option D has the disadvantage that the Hithercroft Industrial Estate and the railway line would act as a barrier to accessing the town centre. These

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effects could be mitigated by adding a bus stop close to Option C and providing foot and cycle path links. The effectiveness of these foot and cycle links will depend upon how appealing they are to use. Options A, B, and E score more positively against this objective. Option Ei has a cycle and pedestrian link to the residential area to the north and raises the score to a major positive over E's minor positive. The location of the link however could impact on its effectiveness in improving access for new and existing residents to services and facilities (see Summary of Significant on p56 of main document). New criterion (viii) also requires improved pedestrian/ cycle links to Cholsey, which has a railway station. The site is close to a number of bus stops on the Reading Road

### **Objective 8: Protect and enhance open spaces and the countryside and areas designated for their landscape importance**

All options score negatively in relation to this objective as they would result in the loss of the countryside. Whilst the direct loss of countryside cannot be mitigated, the intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. The draft criteria (vii) requiring sensitive treatment to the boundaries of the site and the Bradford's Brook corridor could go some way to reducing the impact but cannot overcome the loss of the highly distinctive landscape.

### **Objective 11: Reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.**

All options score positively against this objective as the risk of flooding is not increased. This effect could be enhanced by implementing Sustainable Urban Drainage Systems where appropriate. Options C, D, and E, would border Bradford's Brook, which has a small area of flood zone either side of it. Development should not take place within this area of flood zone.

### **Objective 13: To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality**

All sites would result in the loss of agricultural land of similar grade – all include some grade 2 land. Site A contains workable minerals, however it has been indicated that this could be mitigated by working the minerals as part of the development of the site.

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Key for effects of each option

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

		Option A	Option B	Option C	Option D	Option E	Option Ei
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>	✓✓ Development of this site would provide a mix of housing including affordable, offering people the opportunity to live in a decent home. <b>Enhancement:</b> This effect could be enhanced by ensuring that new homes are built to high standards of sustainable design. <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> <u>significant.</u>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
2	To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>	<p>?</p> <p>This is dependent upon the overall layout and design.</p> <p><b>Implementation:</b> Ensure that development is designed to reduce crime and the fear of crime.</p>
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	<p>✓✓</p> <p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these</p>	<p>✓✓</p> <p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot</p>	<p>✓✓</p> <p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link</p>	<p>✓✓</p> <p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b></p>	<p>✓</p> <p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p>However, Bradford's Brook is a barrier to movement.</p>	<p>✓✓</p> <p>These services and facilities are available within Wallingford. A number of which are within a walking and cycling distance of the site. (The distances are contained within the detailed site assessment).</p> <p>However, Bradford's Brook is currently a barrier to movement. This could be</p>

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	Option A	Option B	Option C	Option D	Option E	Option Ei
	<p>facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p><b>Enhancement:</b> This effect could be enhanced through the provision of additional foot and cycle paths link the site to these facilities.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>mitigated by the requirements of the inspector's draft new criterion (viii) in Policy CSWAL2 which requires a cycle and pedestrian link to the residential area to the north. The location of the link however could impact on its effectiveness in improving access for new and existing residents to services and facilities. New criterion (viii) also requires improved pedestrian/ cycle links to Cholsey, which has a railway station.</p> <p><b>Enhancement:</b> This effect could be enhanced through the provision of additional foot and cycle paths link the site to these facilities in a suitable location.</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
							<b>Likelihood:</b> High <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
4	To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	?	?	?/ *	? / *	*	-*- ?
		<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and</p>	<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. There would be no physical barriers to preventing community cohesion such as main roads.</p> <p>It is uncertain though whether this would actually</p>	<p>(?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p>(*) The Hithercroft</p>	<p>(?) A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p>(*) This site is bounded by the Cholsey and Wallingford railway line</p>	<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. However, Bradford's Brook is a barrier to movement. It is also a physical barrier preventing community cohesion.</p> <p>The site is currently poorly linked to the</p>	<p>A doctor's surgery and a dentist are available within Wallingford as well as a range of faith facilities. However, Bradford's Brook is currently a barrier to movement. It is also a physical barrier preventing community cohesion. This could be improved by the</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
		<p>well being and community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p>	<p>result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance this effect.</p>	<p>Industrial Estate lies between site C and other residential areas in Wallingford. This would act a barrier to community cohesion and integration.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>	<p>and the Hithercroft industrial estate which would act as a barrier community cohesion and integration.</p> <p><b>Enhancement:</b> Good links to sport and recreation facilities will enhance the positive effect.</p> <p><b>Mitigation:</b> Provision of footbridges over the railway line would help to mitigate this effect.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>	<p>area to the north of Bradford's Brook.</p> <p><b>Mitigation:</b> The provision of good links to sport and recreation facilities will mitigate this effect. Good permeability from the site to facilities and adjoining areas is critical.</p> <p><b>Likelihood:</b> Uncertain</p> <p><b>Scale:</b> Local</p> <p><b>Temp or perm:</b> Perm</p> <p><b>Timing:</b> Short to long term</p> <p><b>Significance of effect:</b> <u>Not significant.</u></p>	<p>requirements of the inspector's draft new criterion (viii) in Policy CSWAL2 which requires a cycle and pedestrian link to the residential area to the north. The location of the link however could impact on its effectiveness in improving access for new and existing residents to services and facilities. New criterion (viii) also requires improved pedestrian/ cycle links to Cholsey, which has a railway station.</p> <p>It is uncertain though whether this would actually result in an improvement to people's health and well being and community cohesion.</p> <p><b>Enhancement:</b></p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
							The provision of good links to sport and recreation facilities would enhance this effect.
5	To reduce harm to the environment by seeking to minimise pollution of all kinds	<p style="text-align: center;">✓</p> <p>The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should mean fewer car journeys and consequently less vehicle emissions.</p> <p><b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p style="text-align: center;">✓</p> <p>The proximity of the site to several services and facilities (town centre, secondary school, sports centre) would mean fewer car journeys and consequently less vehicle emissions.</p> <p><b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term</p>	<p style="text-align: center;">✓/✗</p> <p>(✓) The proximity of the site to several services and facilities (town centre, doctors surgery / health centre, sports centre) and facilities would mean fewer car journeys and consequently less vehicle emissions.</p> <p>(✗) However, the route through the industrial estate would be less conducive than options A, B and E.</p> <p><b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b></p>	<p style="text-align: center;">✓/✗</p> <p>(✓) The proximity of the site to several services and facilities (doctors / health centre, sports centre) would mean fewer car journeys and consequently less vehicle emissions.</p> <p>(✗) However, the route through the industrial estate would be less conducive to walking and cycling than options A, B and E.</p> <p><b>Likelihood:</b> Low as industrial estate separates site from town centre <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b></p>	<p style="text-align: center;">✗</p> <p>The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) could mean fewer car journeys and consequently less vehicle emissions. However, Bradford's Brook is a barrier to movement.</p> <p><b>Mitigation:</b> This effect could be mitigated through provision of additional foot and cycle path links from the site to the area to the north.</p> <p><b>Likelihood:</b> High given</p>	<p style="text-align: center;">✗-✓</p> <p>The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) could mean fewer car journeys and consequently less vehicle emissions. However, Bradford's Brook is currently a barrier to movement. This could be mitigated by the requirements of the inspector's draft new criterion (viii) in Policy CSWAL2 which requires a cycle and pedestrian link to the residential area to the north. The location of the</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
			<p><b>Significance of effect:</b> Significant.</p>	<p>Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Significant.</p>	<p>distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>link however could impact on its effectiveness in improving access for new and existing residents to services and facilities. New criterion (viii) also requires improved pedestrian/ cycle links to Cholsey, which has a railway station.</p> <p><b>Likelihood:</b> High given distances involved although it is acknowledged that some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
6	To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	✓✓ The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wilding Road. Site A is also closest to the secondary school.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.  <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of</b>	✓✓ The proximity of the site to several services and facilities (town centre, secondary school, sports centre) should promote walking and cycling. The site is close to a number of bus stops on the Wantage Road.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.  <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm	x Site C is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys.  <b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be established.  <b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made. <b>Scale:</b> Large i.e. 555 houses although car journeys to the town would be	x Site D is separated from the town centre by the industrial estate. This may discourage walking and cycling. There are currently no bus stops nearby. Development in this area could result in more frequent or lengthier car journeys.  <b>Mitigation:</b> As part of the development, the site would need to be added to an existing bus route and cycle routes into town would need to be established.  <b>Likelihood:</b> Medium – depends upon nature of foot, cycle and bus routes. Some car journeys are still likely to be made. <b>Scale:</b> Large i.e. 555 houses <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	✓ The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) should promote walking and cycling. However, Bradford's Brook is a barrier to movement. The site is close to a number of bus stops on the Reading Road.  <b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.  <b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made <b>Scale:</b> Large i.e. 555 houses	✓✓ The proximity of the site to several services and facilities (town centre, doctors / health centre, sports centre) should promote walking and cycling. However, Bradford's Brook is currently a barrier to movement. This could be mitigated by the requirements of the inspector's draft new criterion (viii) in Policy CSWAL2 which requires a cycle and pedestrian link to the residential area to the north. The location of the link however could impact on its effectiveness in improving access for new and existing residents to services and facilities. New criterion (viii) also requires improved

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	Option A	Option B	Option C	Option D	Option E	Option Ei
	<p><b>effect:</b> Significant.</p>	<p><b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>short <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>		<p><b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>pedestrian/ cycle links to Cholsey, which has a railway station. The site is close to a number of bus stops on the Reading Road.</p> <p><b>Enhancement:</b> This effect could be enhanced through ensuring good foot and cycle paths link the site to the town centre.</p> <p><b>Likelihood:</b> High given distances involved although some car journeys are still likely to be made</p> <p><b>Scale:</b> Large i.e. 555 houses</p> <p><b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
7	To conserve and enhance biodiversity.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.	0 The site is not classified as a wildlife site or nature reserve and has low biodiversity value. May need a water vole or otter survey.  This option would result in the development of greenfield land which may have implications for biodiversity.  <b>Implementation:</b> Biodiversity assessments will be required to inform any planning application.
8	To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape	xx This site would result in development of the countryside which is contrary to this objective.  The site is adjacent to	x This site would result in development of the countryside which is contrary to this objective.	x This site would result in development of the countryside which is contrary to this objective.  Overall the landscape	x This site would result in development of the countryside which is contrary to this objective.  Overall the landscape assessment by Machin	xx This site would result in development of the countryside which is contrary to this objective.	xx This site would result in development of the countryside which is contrary to this objective.

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	Option A	Option B	Option C	Option D	Option E	Option Ei
importance.	<p>the AONB. One access to the site would be within the AONB.</p> <p>Landscape Assessment by Machin Bates Associates in 2009 raised concerns over the visual impact of development of this site on the AONB.</p> <p>Report by Studio REAL 2010 considered any impact on Area of Outstanding Natural Beauty could be mitigated by a design solution.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by detailed design and a landscape buffer on</p>	<p>Overall the landscape assessments by Machin Bates Associates did not raise concerns over development on the site in landscape terms.</p> <p>Studio REAL report 2010 considers this site to contain a distinctive landscape that brings the countryside into the town. However, considers the eastern boundary to be an arbitrary property boundary, which should not be considered 'sacrosanct'.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the</p>	<p>assessments by Machin Bates Associates in 2009 considered development of the site to be appropriate due to the negative urbanising effect of the adjacent industrial estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 concurred with these findings.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p>	<p>Bates Associates in 2009 considered development of the site to be appropriate due to the negative urbanising effect of the adjacent industrial estate but considered the land would be better used as an employment site.</p> <p>Studio REAL Report 2010 has concerns over loss of landscape on this site as it is part of the 'green wedge' that extends into Winterbrook but also recommends it to be used for employment.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High</p> <p><b>Scale:</b> Localised to Wallingford but large site involved.</p> <p><b>Temp or perm:</b></p>	<p>Overall the landscape assessments by Machin Bates Associates advised against development of this site in landscape terms given the interface with the mature townscape of Winterbrook. The site also has the presence of soft well treed edges of Wallingford.</p> <p>Studio REAL report 2010 states that the landscape on this site is highly distinctive and the loss of this landscape would be detrimental to the setting of the town.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated. However the impact on</p>	<p>Overall the landscape assessments by Machin Bates Associates advised against development of this site in landscape terms given the interface with the mature townscape of Winterbrook. The site also has the presence of soft well treed edges of Wallingford.</p> <p>Studio REAL report 2010 states that the landscape on this site is highly distinctive and the loss of this landscape would be detrimental to the setting of the town.</p> <p><b>Mitigation:</b> The direct impact of loss of countryside cannot be mitigated.</p>

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	Option A	Option B	Option C	Option D	Option E	Option Ei
	<p>the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>However the impact on intrusion into the countryside can be lessened by providing a landscape buffer on the edge of the development. The draft criteria (vii) requiring sensitive treatment to the boundaries of the site and the Bradford's Brook corridor could go some way to reducing the impact but cannot overcome the loss of the highly distinctive landscape.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Localised to Wallingford but large site involved. <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
							<b>effect:</b> Significant.
11	To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓
		<p>Site A is not in a flood zone. The risk of flooding should not be increased.</p> <p><b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Site B is not in a flood zone. The risk of flooding should not be increased.</p> <p><b>Enhancement:</b> The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.</p>	<p>Site C is not in a flood zone although it borders Bradford's Brook which has a small area of flood zone either side of it.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long</p>	<p>Site D is not in a flood zone although it borders Bradford's Brook which has a small area of flood zone either side of it.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b></p>	<p>Site E is not in a flood zone although it borders Bradford's Brook.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas</p>	<p>Site E is not in a flood zone although it borders Bradford's Brook.</p> <p>When establishing a link across Bradford's Brook consideration will be required of the flood zone within the brook.</p> <p><b>Enhancement:</b> Development should not take place within the small area of flood zone either side of Bradford's Brook.</p> <p>The use of sustainable urban drainage systems (SUDS) should be considered and implemented if appropriate.</p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
				term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	Short to long term <b>Significance of effect:</b> Significant.	do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.	<b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b> Flood zone areas do change over the long term so not necessarily permanent. <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.
13	To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<b>xx</b> Site A is on grades 2/3a agricultural land.  Development could potentially sterilise a workable mineral resource. OCC have issued a holding objection on mineral sterilisation grounds.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would	<b>xx</b> Site B is on grades 2 and 3 agricultural land.  Development could sterilise a mineral resource, however the resource is not considered to be workable by OCC.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would	<b>x</b> Site C is on grade 2 agricultural land but not on a realistically valuable scale.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would	<b>xx</b> Site D is on grades 2 and 4 agricultural land.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.	<b>xx</b> Site E is on grades 2/3a agricultural land.  Development could sterilise a mineral resource, however the resource is not considered to be workable by OCC.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land use is uncertain as	<b>xx</b> Site E is on grades 2/3a agricultural land.  Development could sterilise a mineral resource, however the resource is not considered to be workable by OCC.  <b>Mitigation</b> Cannot mitigate the loss of agricultural land.  The effect towards efficiency in land

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	Option A	Option B	Option C	Option D	Option E	Option Ei
	<p>potentially use fewer resources.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p>The minerals resource could be worked prior to or simultaneously to any development of this site. Potential for the worked minerals to be used in the construction of the development.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</p> <p><b>Likelihood:</b> High <b>Scale:</b> Local <b>Temp or perm:</b></p>	<p>potentially use fewer resources.</p> <p><b>Mitigation</b> Cannot mitigate the loss of agricultural land.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>potentially use fewer resources.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>	<p>use is uncertain as this depends upon the density of development. A reduced allocation however would potentially use fewer resources.</p> <p><b>Implementation:</b> Ensure that the development is built to a density that makes the optimum use of the land available whilst taking account of the character of the surrounding area.</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> <u>significant.</u></p>

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		Option A	Option B	Option C	Option D	Option E	Option Ei
		Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.					

**The options have a neutral effect against the following objectives:**

<b>9</b>	To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
<b>10</b>	To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. <b>NOTE:</b> To contribute towards this objective need to ensure that development is built to high standards of sustainable design and construction.
<b>12</b>	To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery. <b>NOTE:</b> To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
<b>14</b>	To ensure high and stable levels of employment and facilitate inward investment within the district.
<b>15</b>	To assist in the development of: c) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities and; d) small firms, particularly those that maintain and enhance the rural economy.
<b>16</b>	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.
<b>17</b>	To encourage the development of a buoyant, sustainable tourism sector.
<b>18</b>	Support community involvement in decisions affecting them and enable communities to provide local services and solutions

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

**Table 12: (Council change Paragraph 7.31)**

Add new text as follows:

The council's Housing Needs Assessment showed that 75 per cent of the housing need is for social rented and 25 per cent for intermediate housing. **PPS3 also includes the category of affordable rented housing. Our affordable housing viability study shows that there are circumstances where the 40% affordable housing target could be achieved if the 75% social rent to 25% shared ownership tenure split is retained. This could be achieved on sites with low existing use values. In such circumstances we will seek a 75% social rented to 25% shared ownership tenure split, unless viability or other factors show a robust justification for a different mix or rent model. For sites with medium or high existing use values where viability issues can be demonstrated in achieving a 75% social rented to 25% shared ownership tenure split, we will accept a tenure split of 75% affordable rented and 25% shared ownership, unless viability or other factors show a robust justification for a different mix.**

**Summary of the significant effects:**

**Objective 1: Help provide existing and future residents with the opportunity to live in a decent home.**

The change to the policy will help provide existing and future residents the opportunity to live in a decent home and provide for different types of affordable housing.

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

Sustainability Objective		Predicted effects	
1	To help to provide existing and future residents with the opportunity to live in a decent home.	✓✓ The change to the policy will help provide existing and future residents the opportunity to live in a decent home and provide for different types of affordable housing.	<b>Likelihood:</b> Low - Medium <b>Scale:</b> Local <b>Temp or perm:</b> Perm <b>Timing:</b> Short term <b>Significance of effect:</b> significant.

**The option has a neutral effect against the following objectives:**

- 2- To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.
- 3 - To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
- 4 - To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
- 5 - To reduce harm to the environment by seeking to minimise pollution of all kinds
- 6 - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
- 7- To conserve and enhance biodiversity.
- 8 - To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.
- 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 - To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 11 - To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.

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13 - To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.

**NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.

14 - To ensure high and stable levels of employment and facilitate inward investment within the district.

16 – 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.

17 – To encourage the development of a buoyant, sustainable tourism sector.

18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

## **Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

### **Predicting and assessing the effects of the Inspectors draft conclusions against the sustainability objectives**

#### **Table 13: (Council change Paragraph 7.38 and 7.39)**

Change text as follows:

Amend title above para. 7.38 as follows:

~~Extra care housing~~ Specialist accommodation for older people

Delete paragraph 7.38 and replace as follows:

There are a range of models that can play a part in providing specialist accommodation for the elderly. These include sheltered and enhanced sheltered housing, Extra Care housing, retirement villages, continuing care retirement communities and registered care homes both with and without nursing care. The council's preference is for Extra Care housing or schemes which include an element of Extra Care provision within them, in accordance with the county council's Extra Care housing strategy\*.

\*Include footnote reference to OCC Extra Care Housing Strategy Jan 2008.

Amend paragraph 7.39 as follows:

~~Extra Care housing should ideally consist of schemes of about 60 units~~ Where appropriate, specialist accommodation for the elderly should be provided on a mixed-tenure basis, and such accommodation should be located on sites in or adjacent to the towns or within the larger villages, ~~although other forms of Extra Care provision (hub and spoke) may be appropriate too. The affordable housing component of any scheme~~ Where any scheme providing specialist accommodation for the elderly (with or without care) includes an affordable housing component ~~would~~ this can count towards the overall 40 per cent affordable housing requirement if part of a wider development ~~on new developments~~.

## Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings

### Summary of the significant effects:

There were no significant effects against the SA objectives

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

### The option has a neutral effect against the following objectives:

- 1 - To help to provide existing and future residents with the opportunity to live in a decent home.
  - 2- To help to create safe places for people to use and for businesses to operate, to reduce anti-social behaviour and reduce crime and the fear of crime.
  - 3 - To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.
  - 4 - To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.
  - 5 - To reduce harm to the environment by seeking to minimise pollution of all kinds
  - 6 - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
  - 7- To conserve and enhance biodiversity.
  - 8 - To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.
  - 9 – To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
  - 10 - To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
  - 11 - To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
  - 12 - To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
  - 13 - To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.
- NOTE:** To contribute towards this objective need to ensure that new development includes proposals for on-site sorting and storage of recyclable waste.
- 14 - To ensure high and stable levels of employment and facilitate inward investment within the district.
  - 16 – 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.
  - 17 – To encourage the development of a buoyant, sustainable tourism sector.
  - 18 - Support community involvement in decisions affecting them and enable communities to provide local services and solutions

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**Table 14: Policy: CSH4 – Meeting Housing Needs (with changes as a result of July hearings)**

Delete third and fourth bullet point of the policy.

- ~~Specialist accommodation for older people will be permitted in locations where housing would normally be allowed.~~
- ~~Extra Care housing should be provided in the new greenfield neighbourhoods identified in this strategy and other suitable locations~~

Insert new final bullet point:

- Specialist accommodation for older people should be provided in the new greenfield neighbourhoods identified in this strategy and will be permitted at other suitable locations.

<b>Policy: CSH4 – Meeting Housing Needs (incorporating Council Changes)</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	0	0	✓✓	0	0	0	0	0	0	0	0	✓✓	0	0	0	0	0
<b>Comments: (No change to original SA required)</b>																		
A mix of housing types will give people a better opportunity to live in the type of house they need (objective 1). The requirement for a percentage of dwellings to be built to Lifetime Homes Standard, specialist accommodation for older people and dwellings for people with special needs will also have a major positive effect on this objective. The policy will also help with community cohesion by allowing a range of people to live together (objective 4). A mix of housing type could also improve efficiency in land use by potentially raising the density on sites (objective 13). There is little scope to enhance these positive effects.																		
<b>Likelihood:</b> (1, 4, 13) High																		
<b>Scale:</b> (1, 4, 13) District wide																		
<b>Temp or perm:</b> (1, 4, 13) Perm																		
<b>Timing:</b> (1, 4, 13) Short to long term																		

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<b>Significance of effect:</b> (1, 4, 13) Significant.		
<b>Objectives</b>		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>

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**Table 15: Change to Policy: CSEM1 – Supporting a Successful Economy:**

Insert additional clause (vi) Supporting the prosperity of the area’s tourism industry and recreation-based rural diversification where proposals are of a scale and type appropriate to their location

<b>Policy: CSEM1 – Supporting a Successful Economy</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	0	0	✓	0	✓	✓	0	0	0	0	0	0	0	✓✓	✓✓	✓✓	✓✓	0
<b>Comments:</b>  Supporting development of further education facilities at Didcot will help improve accessibility to education (objective 3). Supporting measures that deliver sustainable transport solutions and home working will help minimise pollution (objective 5) and improve travel choice, reduce the need for travel by car and shorten the length and duration of journeys (objective 6). Taking advantage of the Oxfordshire Local Enterprise Partnership and providing a framework for innovation will help insure high and stable levels of employment and facilitate inward investment within the district (objective 14). This will also assist in the development of a knowledge based economy, help small firms and the rural economy and thriving economies in market towns and villages (objective 15). Supporting measures that ensure young people leave education with the skills that the future economy needs will help develop a skilled workforce to support long term competitiveness (objective 16). Supporting the area’s tourism industry and recreation-based rural diversification will encourage the development of a buoyant, sustainable tourism sector (objective 17).  <b>Likelihood:</b> High (14, 15, 16) <b>Scale:</b> Local (3) District Wide (5, 6, 14, 15, 16) <b>Temp or perm:</b> Perm (5, 6, 14, 15, 16) <b>Timing:</b> Short to long term (5, 6, 14, 15, 16) <b>Significance of effect:</b> Significant (14, 15, 16, 17)																		
<b>Objectives</b>																		

## Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings

<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>
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**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Table 16: Change to Policy: CSEM4 - Supporting Economic Development:**

Under Criterion (i) change 'economic' to 'employment' growth

<b>Change to Policy: CSEM4 - Supporting Economic Development: Under Criterion (i) change 'economic' to 'employment' growth</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓	0	0	0	0	✓	0	✓	0	0	0	0	✓	✓✓	✓	0	0	0
<p><b>Comments:</b> Creating employment and incomes will help offer people the opportunity to live in a decent home (objective1); there is little scope to enhance this however. Redevelopment and possible intensification of the sites could reduce the need to travel to work by car (objective 6). This can be enhanced by ensuring that the sites redeveloped and intensified are those that are closest to existing transport routes. The redevelopment of existing sites will also help to protect the district's open spaces (objective 8); there is little scope to enhance this effect however. Through redevelopment the policy will improve efficiency of land use and reduce pressure on natural resources and material assets (objective 13). The enhancement of this would depend on the final scheme and development density.</p> <p>The policy will result in additional employment in the area and the potential for increased in ward investment (objective 14). Enhancement of this could be achieved through appropriate promotion of the sites and making them attractive to the best employers at the design stage.</p> <p>Redevelopment and possible extension of employment sites could supply units for small start up firms as well as high-value-added jobs in the innovative and knowledge based economy (objective 15). Enhancement of this would depend on the final design and the level of employment land delivered through this policy. Changing 'economic' to 'employment' growth in criterion (i) under policy CSEM4 does not change these results.</p>																		
<b>Objectives</b>																		

## Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings

<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>
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**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Table 17: Change to Policy: CSH2 – Density:**

Require a minimum density of 25dph (with no maximum density)

<b>Policy: CSH2 – Density</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	?	0	0	0	✓✓	0	0	✓	0	0	0	✓	0	0	0	0	0
<p><b>Comments:</b>                      Not having a maximum density will ensure an efficient use of land by having high densities in appropriate locations (objective 13) although a low minimum density may result in more greenfield land being developed. Slightly less housing may be delivered through a low minimum density, however, this is counterbalanced by the fact that it will provide more flexibility in sensitive locations such as villages (objective 9), which will contribute towards the provision of decent homes (1).</p> <p>Higher densities in appropriate locations (such as town centres) will contribute towards improving travel choice and reducing the need to travel as more housing will be located close to town centre services and facilities (objective 6).</p>																		
<p><b>Likelihood:</b> High (1, 6, 13) <b>Scale:</b> Local (1, 6, 13) <b>Temp or perm:</b> Perm (1, 6, 13) <b>Timing:</b> Short to long term (1, 6, 13) <b>Significance of effect:</b> Significant (1, 6, 13)</p>																		
<b>Objectives</b>																		
1. To help to provide existing and future residents with the opportunity to live in a decent home. 2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups. 5. To reduce harm to the environment by seeking to minimise pollution of all kinds. 6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						7. To conserve and enhance biodiversity. 8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance. 9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 14. To ensure high and stable levels of employment and facilitate inward investment within the district. 15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 16. 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. 17. To encourage the development of a buoyant, sustainable tourism sector. 18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

**Table 18: Change: Update village categorisation through review of core strategy (village categorisation in adopted local plan is updated through the AMR)**

**Summary of the significant effects:**

**Objective 18: Support community involvement in decisions affecting them and enable communities to provide local services and solutions:** Updating the village categorisation through a review of the core strategy would involve public consultation so receives a major positive score.

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

Sustainability Objective		Predicted effects	
3	To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	x/?	<p>If a settlement gains or loses services and facilities it can become more or less sustainable. Changing village categories due to the gain or loss of facilities through the AMR (as is current practice with the adopted Local Plan) could be quicker than through a core strategy review as it is done on an annual basis. This could mean decisions to allow or refuse applications in more or less sustainable locations are based on more up-to-date policy.</p> <p><b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Not significant.</p>
18	Support community	✓✓	

**Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

	Sustainability Objective	Predicted effects	
	involvement in decisions affecting them and enable communities to provide local services and solutions.	When village categorisations are changed through the AMR there is currently no public consultation. If village categorisations are changed through a core strategy review then public consultation will take place. This would support community involvement in decisions that affect them.	<b>Likelihood:</b> Medium <b>Scale:</b> District wide <b>Temp or perm:</b> Perm <b>Timing:</b> Short to long term <b>Significance of effect:</b> Significant.

**The option has a neutral effect against the following objectives:**

- 1 – To help to provide existing and future residents with the opportunity to live in a decent home.
- 2 – To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime.
- 4 - To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups.
- 5 - To reduce harm to the environment by seeking to minimise pollution of all kinds.
- 6 - To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.
- 7 – To conserve and enhance biodiversity.
- 8 - To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.
- 9 – To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.
- 10 – To seek to address the causes and effects of climate change by: securing sustainable building practices which conserve energy, water resources and materials; and maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.
- 11 – To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.
- 12 – To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.
- 13 – To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.

## **Appendix 2a: Appraising significant changes resulting from Council changes and representations made by the planning inspector following November 2011 hearings**

14 - To ensure high and stable levels of employment and facilitate inward investment within the district.

15 - To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages.

16 - 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.

17 - To encourage the development of a buoyant, sustainable tourism sector.

## **Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

### **Table 1: New Policy CS1 Presumption in favour of sustainable development (and new para 1.19 to be added)**

#### **Policy CS1**

**Planning applications which accord with the policies in the Development Plan (including, where relevant Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.**

**Planning permission will also be granted where relevant policies in the Development Plan are out of date or silent unless:**

- any adverse impacts of the proposal would significantly and demonstrably outweigh its benefits when assessed against the policies in the National Planning Policy Framework taken as a whole; or**
- specific policies in the Framework or other material considerations indicate that development should be restricted.**

#### **New para 1.19**

**When considering development proposals which accord with the policies in the Development Plan, the National Planning Policy Framework is also a material consideration. The Council will take a positive approach to the consideration of development proposals, following the presumption in favour of sustainable development. We will work proactively with applicants and other stakeholders to seek solutions which mean that proposals can be approved where possible, and to secure development which achieves sustainable improvements in the economic, social and environmental conditions in South Oxfordshire.**

**Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

<b>Policy: CS1 – Presumption in favour of sustainable development</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓ / x	?	0	0	?	?	?	x	?	0	?	0	?	✓ / x	0	0	0	0
<b>Comments:</b>																		
<p>The positive and swift approach in policy CS1 to approving planning applications could potentially result in more housing developments coming forward giving residents the opportunity to live in a decent home (Objective 1). It could also mean however that if applications are not dealt with in a more measured and negotiated way, sites and proposal designs do not maximise a development's full potential resulting in less housing (particularly affordable housing).</p> <p>Objective 2 requires development to help create safe places that reduces anti social behaviour, crime and the fear of crime. It is uncertain whether planning applications that are dealt with swiftly and not in a more measured and negotiated way would fully achieve this objective.</p> <p>Objectives 5, 6 and 7 seek to reduce harm to the environment by seeking to reduce pollution of all kinds, improve travel choice and reduce the need to travel by car and conserve and enhance biodiversity. It is uncertain whether the policy's swifter approach to the determination of applications and question over whether the adverse impacts of a proposal outweigh the proposal's benefits would result in reduced harm to the environment. In certain circumstances it is considered a risk even with other policies in the plan that seek to achieve this (due to the adverse impacts against benefit debate).</p> <p>There is a strong possibility that the positive approach to development in the policy (cumulatively) could result in the erosion of the district's open spaces and countryside. Because of this the policy receives a minor negative score against Objective 8 which seeks to protect these areas.</p> <p>Objective 9 seeks to protect and enhance the district's historic environment. It is uncertain whether the policy's swifter approach to the determination of applications and question over whether the adverse impacts of a proposal outweigh the proposal's benefits would result in the protection and enhancement of the historic environment. In certain circumstances it is considered a risk even with other policies in the plan that seek to achieve this (due to the adverse impacts against benefit debate).</p> <p>Objectives 11 and 13 seek to reduce the risk of flooding in the district and improve efficiency in the use of natural resources / mineral assets. It is uncertain whether the policy's swifter approach to the determination of applications and question over whether the adverse impacts of a proposal outweigh the proposal's benefits would reduce the risk of flooding in the district and result in improved efficiency for resource use. In certain circumstances it is considered a risk even with other policies in the plan that seek to achieve this (due to the adverse impacts against benefit debate). Please also see comments on the effect on Objective 1 above.</p>																		

Objective 14 seeks to ensure stable levels of employment and facilitate inward investment within the district. The policy could result in more employment development coming forward. At the same time however there is a potential for less employment development coming forward as a result of proposals not fulfilling their potential. Please also see comments on the effect on Objective 1 above.

**Likelihood:** Medium (1, 8, 14) **Scale:** District Wide (1, 8, 14) **Temp or perm:** Perm (1, 8, 14) **Timing:** Short to long term (1, 8, 14) **Significance of effect:** Significant (None)

## Objectives

<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>
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**Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

**Table 2: Change to Policy: CSH2 – Density (text change underlined)**

Still require a minimum density of 25dph but with the caveat 'unless this would have an adverse effect on the character of the area'

<b>Policy: CSH2 – Density</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	?	0	0	0	✓✓	0	0	✓	0	0	0	✓	0	0	0	0	0
<b>Comments: (Change to policy in July 2012 does not change results of original SA)</b>																		
Not having a maximum density will ensure an efficient use of land by having high densities in appropriate locations (objective 13) although a low minimum density may result in more greenfield land being developed. Slightly less housing may be delivered through a low minimum density, however, this is counterbalanced by the fact that it will provide more flexibility in sensitive locations such as villages (objective 9), which will contribute towards the provision of decent homes (1).																		
Higher densities in appropriate locations (such as town centres) will contribute towards improving travel choice and reducing the need to travel as more housing will be located close to town centre services and facilities (objective 6).																		
<b>Likelihood: High (1, 6, 13) Scale: Local (1, 6, 13) Temp or perm: Perm (1, 6, 13) Timing: Short to long term (1, 6, 13) Significance of effect: Significant (1, 6, 13)</b>																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

**Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

**Table 3: Change to policy CST1 – Town Centre and Shopping (text change underlined)**

Amend penultimate paragraph of policy CST1 as follows: Proposals for out of centre development will not be permitted

As a starting point, the Council looks for proposals for main town centre uses to be sited within defined town centres.

Applications for such uses on unallocated sites outside town centres will be required to be in accessible locations well connected to the town centre. Such proposals will be subject to the sequential test and, for proposals over 2,500sq.m, an impact assessment. Proposals which fail to satisfy these tests will not be permitted.

<b>Policy: CST1 – Town Centres and Shopping</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓	✓✓	✓	✓✓	✓✓	✓	✓	✓	0	✓	0	0	✓✓	✓✓	✓	0	✓✓	✓
<b>Comments: (Change to policy in July 2012 does not change results of original SA)</b>																		
<p>The policy seeks residential uses above retail / leisure uses in town centres. This will contribute to providing a decent home for existing and future residents to live in (objective 1). Providing further retail and leisure uses in town and village centres will increase footfall and could reduce anti-social behaviour through better surveillance (objective 2). Keeping retail and leisure uses in town centres will help with vibrancy and sense of community through social interaction (objective 4) as well as provide better access to facilities (objective 3). It will also encourage the use of public transport cutting down on road traffic pollution (objective 5 and 6).</p> <p>Concentrating retail and leisure development in town and village centres will also reduce the need for greenfield land and help conserve biodiversity (objective 7 and 8). Concentration will also mean a good use of sustainable resources (objective 10) and efficient use of land assets (objective 13). A vibrant retail and leisure sector should help employment levels (objective 14) and provide complementary and support services to employers and employees to help promote the local economy (objective 15).</p> <p>A buoyant retail sector will also be beneficial to the tourism sector (objective 17). In rural areas the village shop can act as the centre of the community and help local people provide local services and solutions (objective 18).</p>																		

## Objectives

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol> | <ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol> | <ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol> |
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**Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

**Table 4: Change to policy CSR1 – Housing in villages (text change underlined)**

Reword text under matrix of policy CSR1 to read:

All development should respect national designations such as Green Belt and **should conserve and enhance the natural beauty of the** Areas of Outstanding Natural Beauty ~~while also supporting.~~ **Suitably designed and located development at an appropriate scale that necessary to facilitates the economic and social well-being of such areas, especially in the Larger Villages in the Areas of Outstanding Natural Beauty will be supported including. This includes the provision of adequate housing to meet identified local needs. Local** the character of the area and local distinctiveness ~~and should meet~~ **will be protected and** the requirements of relevant development plan policies **will be met**

<b>Policy: CSR1 Housing in villages</b>																		
<b>Key for effects on each objective:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	✓	*	✓	*	*	0	*	0	0	0	0	*	0	✓✓	0	✓	✓
<b>Comments: (Change to policy in June 2012 does not change results of original SA)</b>																		
<p>Allowing limited development in rural areas will help to provide existing and future residents with the opportunity to live in a decent home in the countryside rather than having to move to a town for an affordable home. This will also help to create safe places for people to live and work if sensitively designed to fit in with the particular character of the village (Objectives 1 and 2). Access to health, education, recreation, cultural and community facilities and services in rural areas is not as good as in the main towns but policy CSM1 supports measures which will encourage modal shifts to other forms of transport which will support the settlement network (objective 3). Focussing a proportion of development within the rural areas would support the viability of the services and facilities located there. The availability of local services and facilities contribute towards health, well being and community cohesion (objective 4).</p> <p>By locating limited development in rural areas some services and facilities may not be easily accessed by foot or cycle resulting in trips that would increase vehicle emissions and air pollution. This could be mitigated by better public and community transport schemes (Policy CSM1) and to a limited extent by increasing access to cycle and footpaths (objectives 5 and 6).</p> <p>Allowing limited development in rural areas may put a very small amount of pressure on the district’s open spaces and countryside. This could be mitigated by trying to ensure where possible that underused rather than greenfield sites are used and seeking to ensure a high quality of design to reduce the impact on the landscape (particularly in the Green Belt and AONB) and ensure any new development is sensitively designed, respects existing village characteristics and minimises its impact</p>																		

on natural resources.(objectives 8 and 13)

Limited rural development could give the opportunity to people living in rural areas to work locally. It could also supply employment opportunities to people who would have difficulty in getting to jobs in the main towns. This option would help to maintain and enhance the rural economy resulting in thriving villages (objective 15). Allowing some limited development in rural areas could lead to new and enhancement of existing tourist attractions so encouraging the development of a buoyant sustainable tourism sector. Limited development may enable communities to discuss and develop local services and solutions (objectives 17 and 18).

## Objectives

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| <ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol> | <ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol> | <ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol> |
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## **Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

### **Table 5: New policy CSEN3 – Historic Environment**

#### **Policy CSEN3 Historic Environment**

The district's designated historic heritage assets, both above and below ground such as:

- nationally designated assets including listed buildings, historic parks and gardens, historic battlefields and Scheduled Ancient Monuments;
- conservation areas; and
- their settings

will be conserved and enhanced for their historic significance and their important contribution to local distinctiveness, character and sense of place.

This will be carried out through:

- conservation area appraisals/reviews;
- management plans;
- designating new conservation areas where appropriate;
- the determination of planning, listed building consent and other relevant applications.

Proposals for development that affect non-designated historic assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset.

## Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings

Policy: CSEN3 – Historic Environment																		
Key for effects of each option: ✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	0	0	0	0	0	0	0	✓✓	0	0	0	0	0	0	0	✓	0
<p><b>Comments:</b></p> <p>The policy has a mainly neutral effect on the objectives. It has a major positive effect on Objective 9 that seeks to protect and enhance the district's historic environment and ensure that new development is of a high quality design that reinforces local distinctiveness. The application of the policy would achieve this.</p> <p>The policy has a minor positive effect on Objective 17 that looks to encourage the development of a buoyant, sustainable tourism sector. The policy would result in a conserved and enhanced historic environment which can be an attraction for tourists.</p> <p><b>Likelihood:</b> High (9) <b>Scale:</b> District Wide (9, 17) <b>Temp or perm:</b> Perm (9, 17) <b>Timing:</b> Long term (9, 17) <b>Significance of effect:</b> Significant (9)</p>																		
Objectives																		
19. To help to provide existing and future residents with the opportunity to live in a decent home. 20. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 21. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 22. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups. 23. To reduce harm to the environment by seeking to minimise pollution of all kinds. 24. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						25. To conserve and enhance biodiversity. 26. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance. 27. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 28. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 29. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 30. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						31. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 32. To ensure high and stable levels of employment and facilitate inward investment within the district. 33. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 34. 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. 35. To encourage the development of a buoyant, sustainable tourism sector. 36. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

## Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings

**Table 6: Change to policy CSQ3 – Design (text change underlined)**

Amend first bullet point to read 'responds positively to and respects the character of the site and its surroundings, ~~particularly the historic significance and heritage values of the historic environment, whilst~~ enhancing local distinctiveness and ensuring that new development is of a scale, and type **and density** appropriate to the site and its setting.

<b>Policy: CSQ3 – Design</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓✓	✓✓	✓	0	✓	0	✓	✓✓	0	0	0	0	0	0	0	0	0
<b>Comments: (Change to policy in July 2012 does not change results of original SA)</b> Ensuring a high quality of design will ensure decent homes are delivered (objective 1). The policy specifically refers to the need to reduce the likelihood and fear of crime (objective 2) and ensuring high levels of accessibility and ease of use by all modes of transport (objectives 3 & 6). Ensuring a high quality public realm with access to open spaces and green infrastructure will contribute towards improving health and well being and community cohesion (objective 4). Providing new green infrastructure and links to existing green infrastructure will contribute towards protecting and enhancing the districts open spaces and countryside (objective 8). Ensuring that new development respects the character of the surrounding area (with particular emphasis on the historic environment) will contribute towards protecting and enhancing the historic environment (objective 9).																		
<b>Likelihood:</b> High (1, 2, 3, 4, 6, 8, 9) <b>Scale:</b> District wide (1, 2, 3, 4, 6, 8, 9) <b>Temp or perm:</b> Perm (1, 2, 3, 4, 6, 8, 9) <b>Timing:</b> Short to long term (1, 2, 3, 4, 6, 8, 9)																		
<b>Significance of effect:</b> Significant (1, 2, 3, 4, 6, 8, 9)																		
<b>Objectives</b>																		
1. To help to provide existing and future residents with the opportunity to live in a decent home.	2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime	3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.	4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.	5. To reduce harm to the environment by seeking to minimise pollution of all kinds.	6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	7. To conserve and enhance biodiversity.	8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.	9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.	10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.	11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.	12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.	13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	14. To ensure high and stable levels of employment and facilitate inward investment within the district.	15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages	16. 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.	17. To encourage the development of a buoyant, sustainable tourism sector.	18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.	

**Appendix 2b: Appraising significant changes resulting from representations made by the planning inspector following the May 2012 and June 2012 hearings**

**Table 7: Change to policy CSC1 – Delivery and Contingency (text change underlined)**

Change the second section of Policy CSC1 as follows:

For the strategic housing sites, if the Annual Monitoring Report shows that allocated development sites and/or neighbourhood plans are ~~is~~ not coming forward in a timely manner, we will consider:

- (i) seeking consider alternative sources of funding if lack of infrastructure is delaying development
- (ii) bringing forward sites ~~phased~~ **anticipated** to come on stream later in the plan process
- (iii) ~~allocate~~ identifying alternative **deliverable** site(s) through a development plan document or other mechanism in general accordance with the distribution strategy of this plan as set out in Tables 7.1, 7.2 and 7.3.

<b>Policy: CSC1 – Delivery and Contingency</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Comments: (Change to policy in July 2012 does not change results of original SA)</b>																		
The effect of the policy on the objectives is mainly neutral although having a contingency if allocated / neighbourhood plans are not coming forward in a timely manner it will help the delivery of housing (Objective 9).																		
<b>Likelihood:</b> High (1) <b>Scale:</b> District Wide (1) <b>Temp or perm:</b> Perm (1) <b>Timing:</b> Long term (1) <b>Significance of effect:</b> Significant (1)																		
<b>Objectives</b>																		

<p>37. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>38. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>39. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>40. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>41. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>42. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>	<p>43. To conserve and enhance biodiversity.</p> <p>44. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>45. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>46. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>47. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>48. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>	<p>49. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>50. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>51. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>52. 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> <p>53. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>54. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>
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### Appendix 3: Assessment of the core strategy policies

<b>Policy: CS1 – Presumption in favour of sustainable development</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ×× Major negative   × Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓ / x	?	0	0	?	?	?	x	?	0	?	0	?	✓ / x	0	0	0	0
<b>Comments:</b>																		
<p>The positive and swift approach in policy CS1 to approving planning applications could potentially result in more housing developments coming forward giving residents the opportunity to live in a decent home (Objective 1). It could also mean however that if applications are not dealt with in a more measured and negotiated way, sites and proposal designs do not maximise a development's full potential resulting in less housing (particularly affordable housing).</p> <p>Objective 2 requires development to help create safe places that reduces anti social behaviour, crime and the fear of crime. It is uncertain whether planning applications that are dealt with swiftly and not in a more measured and negotiated way would fully achieve this objective.</p> <p>Objectives 5, 6 and 7 seek to reduce harm to the environment by seeking to reduce pollution of all kinds, improve travel choice and reduce the need to travel by car and conserve and enhance biodiversity. It is uncertain whether the policy's swifter approach to the determination of applications and question over whether the adverse impacts of a proposal outweigh the proposal's benefits would result in reduced harm to the environment. In certain circumstances it is considered a risk even with other policies in the plan that seek to achieve this (due to the adverse impacts against benefit debate).</p> <p>There is a strong possibility that the positive approach to development in the policy (cumulatively) could result in the erosion of the district's open spaces and countryside. Because of this the policy receives a minor negative score against Objective 8 which seeks to protect these areas.</p> <p>Objective 9 seeks to protect and enhance the district's historic environment. It is uncertain whether the policy's swifter approach to the determination of applications and question over whether the adverse impacts of a proposal outweigh the proposal's benefits would result in the protection and enhancement of the historic environment. In certain circumstances it is considered a risk even with other policies in the plan that seek to achieve this (due to the adverse impacts against benefit debate).</p> <p>Objectives 11 and 13 seek to reduce the risk of flooding in the district and improve efficiency in the use of natural resources / mineral assets. It is uncertain whether the policy's swifter approach to the determination of applications and question over whether the adverse impacts of a proposal outweigh the proposal's benefits would reduce the risk of flooding in the district and result in improved efficiency for resource use. In certain circumstances it is considered a risk even with other policies in the plan that seek to achieve this (due to the adverse impacts against benefit debate). Please also see comments on the effect on Objective 1 above.</p> <p>Objective 14 seeks to ensure stable levels of employment and facilitate inward investment within the district. The policy could result in more employment development coming forward. At the same time however there is a potential for less employment development coming forward as a result of proposals not fulfilling their potential. Please also see comments on the effect on Objective 1 above.</p>																		

### Appendix 3: Assessment of the core strategy policies

<b>Likelihood:</b> Medium (1, 8, 14) <b>Scale:</b> District Wide (1, 8, 14) <b>Temp or perm:</b> Perm (1, 8, 14) <b>Timing:</b> Short to long term (1, 8, 14) <b>Significance of effect:</b> Significant (None)		
Objectives		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSS1 – A strong network of settlements</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓	✓✓	0	0	✓✓	?	*	0	✓	✓	0	0	0	✓✓	0	0	0
<b>Comments:</b>																		
<p>The policy will deliver housing in the district’s towns and larger villages (objective 1). To a lesser extent the concentration of housing may help create safer places through greater pedestrian flows (objective 2). Allowing concentrated development in a range of settlements should create strong hubs which will be accessible by all types of transport including walking cycling (objective 3). Locating development in towns and larger villages will also help accessibility to services and facilities by means other than the car (objective 6). It will also create opportunities for innovative sustainable design and construction methods to be used (objective 10) and through careful planning avoid areas that flood (objective 11). The policy will maintain and enhance the existing settlement framework and help promote small firms and enhance the rural economy (objective 15). There is little scope to enhance there effects.</p> <p>The only objective that the policy has a (minor) negative effect on is the protection and enhancement of the district’s open spaces (objective 8). This is because application of the policy will result in the development of green field land. Policy CSE1 in the Core Strategy however protects the district’s landscapes and key features and will be applied to any development affecting these areas. The policy has an uncertain effect on objective 7 (conserving and enhancing biodiversity) as this is a site specific issue.</p>																		
<b>Objectives</b>																		
19. To help to provide existing and future residents with the opportunity to live in a decent home. 20. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 21. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 22. To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups. 23. To reduce harm to the environment by seeking to minimise pollution of all kinds. 24. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						25. To conserve and enhance biodiversity. 26. To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance. 27. To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 28. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 29. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 30. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						31. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 32. To ensure high and stable levels of employment and facilitate inward investment within the district. 33. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 34. 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. 35. To encourage the development of a buoyant, sustainable tourism sector. 36. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

### Appendix 3: Assessment of the core strategy policies

Policy: CSM1 / 2 – Transport / Transport Assessment and Travel Plans																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	0	✓✓/*	✓/*	✓	✓✓	0	0	0	0	0	0	0	0	0	✓	✓	0
<b>Comments:</b>																		
<p>Oxford provides the largest concentration of services and facilities within the County and the policy’s support of Access to Oxford will help improve accessibility for South Oxfordshire residents. The policy also supports a modal shift to public transport, cycling and walking. This will improve access to facilities both within and beyond the district (objective 3). It is acknowledged however that some rural areas will remain reliant upon the car for travel (the minor negative effect for objective 3). The support for a modal shift will also help with health and well being (through walking and cycling) and community cohesion (shared use of public transport) (objective 4) as well as help reduce pollution (objective 5). Again however the acceptance that some rural areas will continue to rely on the car shows the benefit of the policy in this context to be limited to certain areas (the minor negative effect for objective 4 and only a minor positive effect for objective 5). This could be mitigated by seeking further support measures that enable a modal shift to public transport, cycling and walking in rural areas.</p> <p>The policy’s support for electronic communications and a modal shift from the car to other forms of transport as well as a strong network of settlements all positively help to improve travel choice and reduce the need for car use (objective 6). This will also help residents to find and remain in work (objective 16) and boost the tourism sector (objective 17) but as mentioned above these positive effects will be limited to certain areas.</p>																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>To conserve and enhance biodiversity.</li> <li>To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>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.</li> <li>To encourage the development of a buoyant, sustainable tourism sector.</li> <li>Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSEM1 – Supporting a Successful Economy</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ×× Major negative   × Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	0	✓	0	✓	✓	0	0	0	0	0	0	0	✓✓	✓✓	✓✓	0	0
<b>Comments:</b>																		
<p>Supporting development of further education facilities at Didcot will help improve accessibility to education (objective 3). Supporting measures that deliver sustainable transport solutions and home working will help minimise pollution (objective 5) and improve travel choice, reduce the need for travel by car and shorten the length and duration of journeys (objective 6). Taking advantage of the Oxfordshire Local Enterprise Partnership and providing a framework for innovation will help insure high and stable levels of employment and facilitate inward investment within the district (objective 14). This will also assist in the development of a knowledge based economy, help small firms and the rural economy and thriving economies in market towns and villages (objective 15). Supporting measures that ensure young people leave education with the skills that the future economy needs will help develop a skilled workforce to support long term competitiveness (objective 16).</p> <p><b>Likelihood:</b> High (14, 15, 16)</p> <p><b>Scale:</b> Local (3) District Wide (5, 6, 14, 15, 16)</p> <p><b>Temp or perm:</b> Perm (5, 6, 14, 15, 16)</p> <p><b>Timing:</b> Short to long term (5, 6, 14, 15, 16)</p> <p><b>Significance of effect:</b> Significant (14, 15, 16)</p>																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>To conserve and enhance biodiversity.</li> <li>To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>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.</li> <li>To encourage the development of a buoyant, sustainable tourism sector.</li> <li>Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

Policy: CSEM3 – Culham Science Centre																		
<b>Key for effects of each option:</b> ✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓	0	0	0	0	✓	0	0	0	0	0	0	✓	✓✓	✓✓	✓	0	0
<b>Comments:</b>  Creating employment and incomes will help offer people the opportunity to live in a decent home (objective1). Culham Science Centre has good public transport connections. Redevelopment and intensification of the site will reduce the need to travel by car to work (objective 6). Redevelopment and intensification makes better use of land and will result in less pressure for development on the countryside (objective 13). It will also help ensure high and stable levels of employment (objective 14), additional high value jobs (objective 15) and as a result will help develop a skilled work force and supports the long term competitiveness of the district (objective 16). There is little scope to enhance these effects.																		
Objectives																		
19. To help to provide existing and future residents with the opportunity to live in a decent home. 20. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 21. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 22. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups. 23. To reduce harm to the environment by seeking to minimise pollution of all kinds. 24. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						25. To conserve and enhance biodiversity. 26. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance. 27. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 28. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 29. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 30. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						31. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 32. To ensure high and stable levels of employment and facilitate inward investment within the district. 33. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 34. 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. 35. To encourage the development of a buoyant, sustainable tourism sector. 36. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

### Appendix 3: Assessment of the core strategy policies

Policy: CSEM4 – Supporting Economic Development																		
Key for effects of each option: ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓	0	0	0	0	✓	0	✓	0	0	0	0	✓	✓✓	✓	0	0	0
<b>Comments:</b>  Creating employment and incomes will help offer people the opportunity to live in a decent home (objective1); there is little scope to enhance this however. Redevelopment and possible intensification of the sites could reduce the need to travel to work by car (objective 6). This can be enhanced by ensuring that the sites redeveloped and intensified are those that are closest to existing transport routes. The redevelopment of existing sites will also help to protect the district’s open spaces (objective 8); there is little scope to enhance this effect however. Through redevelopment the policy will improve efficiency of land use and reduce pressure on natural resources and material assets (objective 13). The enhancement of this would depend on the final scheme and development density.  The policy will result in additional employment in the area and the potential for increased in ward investment (objective 14). Enhancement of this could be achieved through appropriate promotion of the sites and making them attractive to the best employers at the design stage.  Redevelopment and possible extension of employment sites could supply units for small start up firms as well as high-value-added jobs in the innovative and knowledge based economy (objective 15). Enhancement of this would depend on the final design and the level of employment land delivered through this policy.																		
Objectives																		
1. To help to provide existing and future residents with the opportunity to live in a decent home. 2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 4. To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups. 5. To reduce harm to the environment by seeking to minimise pollution of all kinds. 6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						7. To conserve and enhance biodiversity. 8. To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance. 9. To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 14. To ensure high and stable levels of employment and facilitate inward investment within the district. 15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 16. 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. 17. To encourage the development of a buoyant, sustainable tourism sector. 18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSH1 – Amount and Distribution of Housing</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	0	✓✓	✓✓	✓/ *	✓/ *	0	0/ *	0	0	0	0	0/ *	✓	✓	0	0	✓
<b>Comments:</b>																		
<p>Providing the level of housing required in the S E Plan will help ensure existing and future residents have the opportunity to live in a decent home (objective1). The district's towns and larger villages offer the greatest level of services and facilities. Allocating housing in these areas will improve access to these facilities (objective 3). Enhancement of these effects would require a change to the strategy. Allocating housing in areas near to existing communities will help with community cohesion (objective 4). It is accepted however that allocations in larger villages will inevitably result in some car use (resulting in increased pollution) as towns have the greater number of facilities (minor negatives for objective 5 and 6). This could be mitigated in part by allocating sites in villages that have the most facilities and best public transport routes.</p> <p>It is likely that through allocating these sites greenfield land and other natural resources will be lost (minor negatives for objectives 8 and 13). The effect can be mitigated in some part by seeking to allocate sites that have the least impact on the surrounding landscape, biodiversity, minerals and soil quality.</p> <p>The housing will provide employment during construction and provide housing for local employment opportunities (objectives 14 and 15). This could be enhanced by delivering a range of dwelling types that suit a range of employees.</p> <p>Public consultation on the Core Strategy Issues and Options document revealed a lack of public support for more housing than required in the S E Plan; this policy reflects public opinion (objective 18).</p>																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSH2 – Density</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	?	0	0	0	✓✓	0	0	✓	0	0	0	✓	0	0	0	0	0
<p><b>Comments:</b>            This approach will ensure that an efficient use is made of available land. Slightly less housing may be delivered through the lower density ranges, however, this is counterbalanced by the fact that it will provide more flexibility in sensitive locations such as villages, which will contribute towards the provision of decent homes (1). The lower density range will allow for more flexibility in sensitive locations such as villages (9).</p> <p>Ensuring higher densities in town centres will contribute towards improving travel choice and reducing the need to travel as more housing will be located close to town centre services and facilities (6).</p> <p>The density ranges will contribute towards the efficient use of land although the lower density range may result in more greenfield land being developed (13).</p> <p><b>Likelihood:</b> High (1, 6, 13)</p> <p><b>Scale:</b> Local (1, 6, 13)</p> <p><b>Temp or perm:</b> Perm (1, 6, 13)</p> <p><b>Timing:</b> Short to long term (1, 6, 13)</p> <p><b>Significance of effect:</b> Significant (1, 6, 13)</p>																		
<b>Objectives</b>																		
1. To help to provide existing and future residents with the opportunity to live in a decent home. 2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups. 5. To reduce harm to the environment by seeking to minimise pollution of all kinds. 6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						7. To conserve and enhance biodiversity. 8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance. 9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 14. To ensure high and stable levels of employment and facilitate inward investment within the district. 15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 16. 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. 17. To encourage the development of a buoyant, sustainable tourism sector. 18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSH3 – Affordable Housing</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	0	0	✓✓	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Comments</b>																		
Delivering affordable housing through this policy will help provide existing and future residents with the opportunity to live in a decent home (objective 1). Mixing affordable housing with market housing will help with community cohesion (objective 4). There is little scope to enhance these effects.																		
<b>Likelihood:</b> (1, 4) High																		
<b>Scale:</b> (1, 4) District wide																		
<b>Temp or perm:</b> (1, 4) Perm																		
<b>Timing:</b> (1, 4) Short to long term																		
<b>Significance of effect:</b> (1, 4) Significant.																		
<b>Objectives</b>																		
1. To help to provide existing and future residents with the opportunity to live in a decent home. 2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups. 5. To reduce harm to the environment by seeking to minimise pollution of all kinds. 6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						7. To conserve and enhance biodiversity. 8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance. 9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 14. To ensure high and stable levels of employment and facilitate inward investment within the district. 15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 16. 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. 17. To encourage the development of a buoyant, sustainable tourism sector. 18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSH4 – Meeting Housing Needs</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ×× Major negative   × Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	0	0	✓✓	0	0	0	0	0	0	0	0	✓✓	0	0	0	0	0
<b>Comments:</b>  A mix of housing types will give people a better opportunity to live in the type of house they need (objective 1). The requirement for a percentage of dwellings to be built to Lifetime Homes Standard, specialist accommodation for older people and dwellings for people with special needs will also have a major positive effect on this objective. The policy will also help with community cohesion by allowing a range of people to live together (objective 4). A mix of housing type could also improve efficiency in land use by potentially raising the density on sites (objective 13). There is little scope to enhance these positive effects.																		
<b>Likelihood:</b> (1, 4, 13) High <b>Scale:</b> (1, 4, 13) District wide <b>Temp or perm:</b> (1, 4, 13) Perm <b>Timing:</b> (1, 4, 13) Short to long term <b>Significance of effect:</b> (1, 4, 13) Significant.																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>To conserve and enhance biodiversity.</li> <li>To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>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.</li> <li>To encourage the development of a buoyant, sustainable tourism sector.</li> <li>Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

Policy: CSH5 – Gypsies and Travellers and Travelling Show People Sites																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓	✓✓	✓✓	✓	✓✓	0	0	0	0	0	0	*	0	0	0	0	✓✓
<b>Comments:</b>																		
<p>The policy will offer gypsies, travellers and travelling show people the chance to live in a decent home (objective 1). This should lead to fewer unauthorised encampments and bring benefits such as improved highway safety (objective 2). Using the priorities for site locations in the policy will mean that sites allocated are well located in relation to services and facilities helping with access (objective 3). Prioritising sites which are near the district's towns and larger villages will help with community cohesion (objective 4). Strategic allocations require community involvement which will also help with community cohesion. Prioritising sites near towns and larger villages will also help reduce car use and pollution (objectives 5 and 6).</p> <p>It is possible that this policy will result in the loss of some greenfield land (minor negative for policy 13). This can be mitigated in part by applying policy CSE1 which protects the district's landscapes and key features and allocating land that has the least impact on these assets.</p> <p>Sites allocated near existing communities will help with interaction and encourage stronger links with the wider community. Community involvement carried out through the allocation process will allow views to be heard and increase understanding between gypsies and travellers and the settled community (objective 18).</p> <p>There is little scope to enhance these positive effects.</p>																		
<b>Objectives</b>																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CST1 – Town Centres and Shopping</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓	✓✓	✓	✓✓	✓✓	✓	✓	✓	0	✓	0	0	✓✓	✓✓	✓	0	✓✓	✓
<p><b>Comments:</b></p> <p>The policy seeks residential uses above retail / leisure uses in town centres. This will contribute to providing a decent home for existing and future residents to live in (objective 1). Providing further retail and leisure uses in town and village centres will increase footfall and could reduce anti-social behaviour through better surveillance (objective 2). Keeping retail and leisure uses in town centres will help with vibrancy and sense of community through social interaction (objective 4) as well as provide better access to facilities (objective 3). It will also encourage the use of public transport cutting down on road traffic pollution (objective 5 and 6).</p> <p>Concentrating retail and leisure development in town and village centres will also reduce the need for greenfield land and help conserve biodiversity (objective 7 and 8). Concentration will also mean a good use of sustainable resources (objective 10) and efficient use of land assets (objective 13). A vibrant retail and leisure sector should help employment levels (objective 14) and provide complementary and support services to employers and employees to help promote the local economy (objective 15).</p> <p>A buoyant retail sector will also be beneficial to the tourism sector (objective 17). In rural areas the village shop can act as the centre of the community and help local people provide local services and solutions (objective 18).</p>																		
<b>Objectives</b>																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

Policy: CSEN1 – Landscape																		
Key for effects on each objective: ✓✓ Major positive   ✓ Minor positive   ✕✕ Major negative   ✕ Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✕	0	0	0	0	0	0	✓✓	0	0	0	0	0	0	✕	0	✓	0
<p><b>Comments:</b></p> <p>The policy aims to reduce the impact of new development on the district’s landscapes as a result of new development (objective 8). When looked at in isolation it may constrain the number of sites suitable for housing development (minor negative for objective 1). This is also the case for employment development (minor negative for objective 15). The policy is flexible however and does not wholly prohibit development (only that deemed inappropriate). If the development is acceptable in principle the policy seeks measures to integrate it into the landscape character of the area.</p> <p>The district’s landscapes are an attraction for tourists. Their protection will help development of a buoyant, sustainable tourism sector (objective 17). There is little scope to enhance the effects of this policy.</p>																		
Objectives																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

Policy: CSEN3 – Historic Environment																		
<b>Key for effects of each option:</b> ✓✓ Major positive    ✓ Minor positive    ×× Major negative    × Minor negative    0 Neutral effect    ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	0	0	0	0	0	0	0	✓✓	0	0	0	0	0	0	0	✓	0
<b>Comments:</b>  The policy has a mainly neutral effect on the objectives. It has a major positive effect on Objective 9 that seeks to protect and enhance the district’s historic environment and ensure that new development is of a high quality design that reinforces local distinctiveness. The application of the policy would achieve this.  The policy has a minor positive effect on Objective 17 that looks to encourage the development of a buoyant, sustainable tourism sector. The policy would result in a conserved and enhanced historic environment which can be an attraction for tourists.  <b>Likelihood:</b> High (9) <b>Scale:</b> District Wide (9, 17) <b>Temp or perm:</b> Perm (9, 17) <b>Timing:</b> Long term (9, 17) <b>Significance of effect:</b> Significant (9)																		
Objectives																		
37. To help to provide existing and future residents with the opportunity to live in a decent home. 38. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 39. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 40. To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups. 41. To reduce harm to the environment by seeking to minimise pollution of all kinds. 42. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.	43. To conserve and enhance biodiversity. 44. To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance. 45. To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 46. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 47. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 48. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.	49. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 50. To ensure high and stable levels of employment and facilitate inward investment within the district. 51. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 52. 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. 53. To encourage the development of a buoyant, sustainable tourism sector. 54. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.																

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSQ1 – Renewable Energy</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	0	0	0	✓✓	0	?	?	0	✓✓	0	✓✓	0	0	0	0	0	0
<p><b>Comments:</b>            Encouraging the delivery of renewable energy generation schemes will contribute towards reducing CO<sub>2</sub> emissions in the district (objective 5). This approach will contribute directly towards increasing the proportion of energy generated from renewable sources (objective 10) and encourage the re-use of waste through energy recovery (objective 12).            Wind turbines can have a detrimental impact on biodiversity and can have an impact on the landscape in visual terms if poorly sited. However, these effects can be mitigated through the correct siting, informed by biodiversity and landscape character assessments (objectives 7 &amp; 8). This has been reflected within the supporting text of the policy.</p> <p><b>Likelihood:</b>            High (5, 10, 12)</p> <p><b>Scale:</b>            District wide (5, 10, 12)</p> <p><b>Temp or perm:</b>            Perm (5, 10, 12)</p> <p><b>Timing:</b>            Short to long term (5, 10, 12)</p> <p><b>Significance of effect:</b>            Significant. (5, 10, 12)</p>																		
<b>Objectives</b>																		
1. To help to provide existing and future residents with the opportunity to live in a decent home. 2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime 3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services. 4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups. 5. To reduce harm to the environment by seeking to minimise pollution of all kinds. 6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.						7. To conserve and enhance biodiversity. 8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance. 9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness. 10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change. 11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment. 12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.						13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality. 14. To ensure high and stable levels of employment and facilitate inward investment within the district. 15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages 16. 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. 17. To encourage the development of a buoyant, sustainable tourism sector. 18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.						

### Appendix 3: Assessment of the core strategy policies

Policy: CSQ2 – Sustainable Design and Construction																		
Key for effects of each option: ✓✓ Major positive   ✓ Minor positive   ×× Major negative   × Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓	0	0	✓✓	✓✓	0	0	0	0	✓✓	0	✓✓	0	0	0	0	0	0
<p><b>Comments:</b></p> <p>Achieving prescribed Code Levels will contribute toward the delivery of decent, energy efficient and sustainable homes (objective 1). Achieving the Code Levels will also contribute towards improved health and well-being (objective 4). The combination of requiring a proportion of the energy demand of new development to come from renewable sources and the energy efficiency standards required through the Code will result in a reduction of CO2 emissions from new development (objectives 5 &amp; 10). Energy recovery from waste is a renewable / low carbon energy source and the Code specifically deals with household waste recycling, recycling construction waste and composting (objective 12).</p>																		
Objectives																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSQ3 – Design</b>																		
<b>Key for effects of each option:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓✓	✓✓	✓	0	✓	0	✓	✓✓	0	0	0	0	0	0	0	0	0
<b>Comments:</b>  Ensuring a high quality of design will ensure decent homes are delivered (objective 1). The policy specifically refers to the need to reduce the likelihood and fear of crime (objective 2) and ensuring high levels of accessibility and ease of use by all modes of transport (objectives 3& 6). Ensuring a high quality public realm with access to open spaces and green infrastructure will contribute towards improving health and well being and community cohesion (objective 4). Providing new green infrastructure and links to existing green infrastructure will contribute towards protecting and enhancing the districts open spaces and countryside (objective 8). Ensuring that new development respects the character of the surrounding area will contribute towards protecting and enhancing the historic environment (objective 9).																		
<b>Likelihood:</b> High (1, 2, 3, 4, 6, 8, 9)																		
<b>Scale:</b> District wide (1, 2, 3, 4, 6, 8, 9)																		
<b>Temp or perm:</b> Perm (1, 2, 3, 4, 6, 8, 9)																		
<b>Timing:</b> Short to long term (1, 2, 3, 4, 6, 8, 9)																		
<b>Significance of effect:</b> Significant (1, 2, 3, 4, 6, 8, 9)																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>To conserve and enhance biodiversity.</li> <li>To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>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.</li> <li>To encourage the development of a buoyant, sustainable tourism sector.</li> <li>Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSQ4 – Green Field Neighbourhoods</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓	✓✓	✓	0	✓	0	✓	0	0	0	✓	0	0	0	0	0	0
<b>Comments:</b>																		
<p>Ensuring a high quality of design will ensure decent homes are delivered (objective 1). Well designed developments with carefully thought out layouts, spaces and urban design principles should as a result contribute towards reducing the likelihood and fear of crime (objective 2). The policy requires that developments demonstrate a high level of accessibility and good connections to public transport and community facilities (objectives 3 &amp; 6). Ensuring a high quality public realm with access to open spaces and green infrastructure and community facilities will contribute towards improving health and well being and community cohesion (objective 4). Providing new green infrastructure and links to existing green infrastructure will contribute towards protecting and enhancing the districts open spaces and countryside (objective 8). The policy requires the efficient use of resources both during construction and when the development is complete (objective 12).</p> <p><b>Likelihood:</b> High (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Scale:</b> District wide (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Temp or perm:</b> Perm (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Timing:</b> Short to long term (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Significance of effect:</b> Significant (1, 2, 3, 4, 6, 8, 12)</p>																		
<b>Objectives</b>																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSG1 – Green Infrastructure</b>																		
<b>Key for effects on each objective:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓	✓	✓	✓	✓	✓✓	✓✓	✓	✓	✓	0	0	0	0	0	0	✓	0
<b>Comments:</b>																		
<p>The policy seeks to ensure the new and existing housing is served with accessible open green space. This will contribute towards the provision of decent homes and living conditions and the creation of safe places for people to use for recreation (objectives 1 &amp; 2). Protecting existing green infrastructure and delivery of new will have the benefit of maintaining and improving accessibility to recreation facilities and improving their health and well-being (objectives 3 &amp; 4). The protection of and new provision of green infrastructure and in particular green corridors will ensure that sustainable modes of travel such as walking and cycling remain attractive alternatives to car travel. This will improve travel choice and contribute towards reducing vehicle emissions (objectives 5 &amp; 6). The policy seeks a net gain in biodiversity (objective 7). The policy will protect existing green infrastructure in the district and new provision will increase the number of green spaces available district wide (objective 8). The policy is linked to the green infrastructure strategy which aims to preserve and enhance the district's assets, including historic assets (objective 9). The protection of existing and provision of new green infrastructure will help to ensure that development is resilient to the effects of climate change. Open green spaces (particularly with trees) in close proximity to towns and villages will provide an urban cooling effect. Where appropriate, green infrastructure can also be combined with sustainable drainage systems to help reduce the risk of flooding (objective 10). Green infrastructure can also attract tourists to the district so helping develop a buoyant, sustainable tourism sector (objective 17). There is little scope to enhance these effects.</p>																		
<b>Objectives</b>																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSI1 – Infrastructure Provision</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓	✓✓	✓✓	✓✓	✓	✓✓	0	0	0	0	0	0	0	0	0	0	0	0
<b>Comments</b>																		
<p>The policy will ensure that ‘decent’ homes are provided with an appropriate level of services and facilities (objective 1). The timely provision of necessary infrastructure will ensure new developments are safe places for people to use and for businesses to operate (objective 2). Ensuring that necessary infrastructure is provided to support new development combined with avoiding the loss of existing facilities will contribute towards maintaining and improving accessibility to services and facilities (objective 3). The policy will ensure a sufficient provision of services and facilities. This will contribute towards improving people’s health and well being and community cohesion (objective 4). Requiring new infrastructure to accompany new development and avoiding the loss of existing facilities should ensure services are located closer to residents. This will reduce the need to travel longer distances by car and will reduce vehicle emissions (objectives 5 &amp; 6).</p>																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSDID1 – The central area of Didcot</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	✓	✓	✓	0	✓	?	✓✓	0	0	0	0	✓✓	✓✓	✓	✓	✓	0
<b>Comments</b>																		
<p>The regeneration of parts of the town centre and improvements to the movement network around and into the centre will contribute towards the creation of safe places and access to services and facilities (objective 2 &amp; 3). An improved and more accessible town centre will contribute towards people’s health and well being in general and a sense of community cohesion (objective 4). The improvement of the central area and its offer will make it more attractive. This should result in more people using it and reducing the need to travel to alternative towns (objective 6). The sites identified for regeneration are brown field sites located within the town centre. This will serve to protect from development the countryside surrounding the town (objective 8 &amp; 13). Two conservation areas exist within the town centre. Careful consideration must be given to the impacts of new development on the areas at the detailed design stage to ensure that their design mitigates any impact. This will be achieved through Policy CSQ3. New development in the town centre will result in increased energy demands; the effect depends upon the measures taken to reduce this need. This impact is mitigated through Policy CSQ2. The town centre is not located within a flood zone, however, new development in the town centre could increase surface run-off. The extent of this should be considered at the detailed design stage along with the use of sustainable urban drainage systems. This will be achieved through Policy CSQ2 (objective 11). The improvement of the town centre should serve to create a high quality environment which should attract people to live in Didcot. This will help support employment growth in the neighbouring employment sites by helping to attract suitably skilled staff and potentially facilitate inward investment (objectives 14, 15 &amp; 16). Improvements to the town centre including increases retail offer will contribute towards attracting tourists to the district (objective 17).</p> <p><b>Likelihood:</b> High (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Scale:</b> Local (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Temp or perm:</b> Perm (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Timing:</b> Short to long term (1, 2, 3, 4, 6, 8, 12)</p> <p><b>Significance of effect:</b> Significant (1, 2, 3, 4, 6, 8, 12)</p>																		
<b>Objectives</b>																		

### Appendix 3: Assessment of the core strategy policies

<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>
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### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSDID2 – Land to the east of the Orchard Centre</b>																		
<b>Key for effects of each option:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓	✓	✓	✓	0	✓	?	✓✓	?	?	?	0	✓✓	✓✓	✓	✓	✓	0
<b>Comments</b>																		
<p>The policy requires the provision of town centre housing which will contribute towards the range of homes available in Didcot (objective 1). A mixed use scheme will increase natural surveillance and contribute towards the creation of safe places and reduce the fear of crime (objective 2). The scheme will improve access to the town centre which will include community facilities (objective 3). An improved and more accessible town centre will contribute towards people's health and well being in general and a sense of community cohesion (objective 4). The improvement of the central area and its offer will make it more attractive. This should result in more people using it and reducing the need to travel to alternative towns (objective 6). The site is brown field land within the town centre. This will serve to protect from development the countryside surrounding the town (objectives 8 &amp; 13). Two conservation areas exist adjacent to the site. Careful consideration must be given to the impacts of new development on the areas at the detailed design stage to ensure that their design mitigates any impact. Policy CSQ3 will mitigate this impact. New development in the town centre will result in increased energy demands; the effect depends upon the measures taken to reduce this need. This impact is mitigated through Policy CSQ2. The town centre is not located within a flood zone, however, new development in the town centre could increase surface run-off. The extent of this should be considered at the detailed design along with the use of sustainable urban drainage systems (objective 11). The improvement of the town centre should serve to create a high quality environment which should attract people to live in Didcot. This will help support employment growth in the neighbouring employment sites by helping to attract suitably skilled staff and potentially facilitate inward investment (objectives 14, 15 &amp; 16). Improvements to the town centre including increased retail offer will contribute towards attracting tourists to the district (objective 17).</p> <p><b>Likelihood:</b>            (1) High, (2) High, (3) High, (4) Medium, (6) High, (8) High, (13) High (14) High, (15) High, (16) High (17) Medium</p> <p><b>Scale:</b>            Local (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)</p> <p><b>Temp or perm:</b>            Perm (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)</p> <p><b>Timing:</b>            Short to long term (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)</p> <p><b>Significance of effect:</b>            Significant (1, 2, 3, 6, 8, 13, 14, 15, 16)    Not significant (4)</p>																		

### Appendix 3: Assessment of the core strategy policies

Objectives		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSHEN1 – Strategy for Henley</b>																		
<b>Key for effects on each objective:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	✓✓	✓✓	✓	✓	✓✓	0	✓/0	0	0	0	0	✓	✓	✓	✓	✓	0
<b>Comments:</b>																		
<p>The policy provides for 400 additional houses in Henley which will help give existing and future residents the opportunity to live in a decent home (objective 1). The policy also seeks to strengthen commerce in the town centre, enhance the town's environment and improve accessibility, car parking, pedestrian and cycle links (objective 3). This will also provide natural surveillance in the town centre and create a safer place for people to use (objective 2). Improvements to the town centre will also help with community cohesion (objective 4). Encouraging infill development and residential / employment uses above shops in the town centre will help reduce the need to travel by car to services and facilities and reduce pollution from traffic (objectives 5 and 6). Town centre development will help protect the district's open spaces (objective 8), improve land-use efficiency and reduce pressure on natural resources (objective 13) as well as help boost tourism in the town (objective 17). It is not known at this stage where land will be identified for the 400 houses in Henley but policy CSE1 in the Core Strategy seeks to integrate development into the landscape character of the area where appropriate.</p> <p>Strengthening commerce in the town centre, improving the stock of commercial buildings and the environment of employment areas as well as seeking employment uses above shops will help deliver stable levels of employment (objective 14). It will also help offer a range of premises for different types of employers (including those listed in objective 15).</p> <p>The support for meeting accommodation needs at Henley College and Gillots School will help with skills, training and educational achievement (objective 16).</p>																		
<b>Likelihood:</b>																		
(1) High, (2) High, (3) High, (4) Medium, (5 & 6) Medium, (8) High, (13) High (14) High, (15) High, (16) High (17) Medium																		
<b>Scale:</b>																		
Local (1, 2, 3, 4, 5, 6, 8, 13, 14, 15, 16, 17)																		
<b>Temp or perm:</b>																		
Perm (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)																		
<b>Timing:</b>																		
Short to long term (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)																		
<b>Significance of effect:</b>																		
Significant (1, 2, 3, 6, 8, 13, 14, 15, 16, 17)   Not significant (4)																		

### Appendix 3: Assessment of the core strategy policies

Objectives		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSTHA1 – A Strategy for Thame</b>																		
<b>Key for effects on each objective:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓✓	✓✓	✓✓	✓	✓	✓✓	0	✓/0	0	0	0	0	✓	✓✓	✓	0	✓	0
<b>Comments:</b>																		
<p>The policy provides for 775 additional houses in Thame which will help give existing and future residents the opportunity to live in a decent home (objective 1). The policy also seeks to strengthen commerce in the town centre, enhance the town's environment and improve accessibility, car parking and cycle links (objective 3). These will also provide natural surveillance in the town centre and create a safer place for people to use (objective 2). Improvements to the town centre will also help with community cohesion (objective 4). Residential and employment uses above shops in the town centre will help reduce the need to travel by car to services and facilities and reduce pollution from traffic (objectives 5 and 6). Town centre development will help protect the district's open spaces (objective 8), improve land-use efficiency and reduce pressure on natural resources (objective 13) as well as boost tourism in the town (objective 17).</p> <p>Identifying 2 ha of land for employment growth, strengthening commerce in the town centre, improving the stock of commercial buildings and the environment of employment areas as well as seeking employment uses above shops will all help deliver stable levels of employment (objective 14). It will also help offer a range of premises for different types of employers (including those listed in objective 15).</p>																		
<b>Likelihood:</b>																		
(1) High, (2) High, (3) High, (4) Medium, (5 & 6) Medium, (8) High, (13) High (14) High, (15) High, (16) High (17) Medium																		
<b>Scale:</b>																		
Local (1, 2, 3, 4, 5, 6, 8, 13, 14, 15, 16, 17)																		
<b>Temp or perm:</b>																		
Perm (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)																		
<b>Timing:</b>																		
Short to long term (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)																		
<b>Significance of effect:</b>																		
Significant (1, 2, 3, 6, 8, 13, 14, 15, 16, 17)   Not significant (4)																		

### Appendix 3: Assessment of the core strategy policies

Objectives		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSWAL1 Strategy for Wallingford</b>																		
<b>Key for effects on each objective:</b>																		
✓✓ Major positive    ✓ Minor positive    ** Major negative    * Minor negative    0 Neutral effect    ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓✓	✓✓	✓	✓	✓✓	0	✓/0	0	0	0	0	✓	✓✓	✓	0	✓	0
<b>Comments:</b>																		
<p>The policy provides for 555 additional houses at Wallingford which will help give existing and future residents the opportunity to live in a decent home (objective 1). The policy also seeks to strengthen the market place as a focal hub, enhance the town's environment and improve accessibility, car parking, pedestrian and cycle links (objective 3). This will also provide natural surveillance in the town centre and create a safer place for people to use (objective 2) and help with community cohesion (objective 4). Community cohesion will also be improved by the policy's aim to provide and improve services for the young and old.</p> <p>Residential and employment uses above shops in the town centre will assist in reducing the need to travel by car to services and facilities and lessen pollution from traffic (objectives 5 and 6). Providing facilities and services to support new development will also help. Town centre development will help protect the district's open spaces (objective 8), improve land-use efficiency and reduce pressure on natural resources (objective 13) as well as boost tourism in the town (objective 17). Tourism will also be boosted by improvements to the River Thames offer and the mixed use redevelopment of the former Waitrose site.</p> <p>As well as the redevelopment of the former Waitrose site the policy also provides for a further 2ha of employment land and improvements to the stock and environment of existing employment areas. These will all help deliver stable levels of employment (objective 14) and offer a range of premises for different types of employers (including those listed in objective 15).</p>																		
<b>Likelihood:</b>																		
(1) High, (2) High, (3) High, (4) Medium, (5 & 6) Medium, (8) High, (13) High (14) High, (15) High, (16) High (17) Medium																		
<b>Scale:</b>																		
Local (1, 2, 3, 4, 5, 6, 8, 13, 14, 15, 16, 17)																		
<b>Temp or perm:</b>																		
Perm (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)																		
<b>Timing:</b>																		
Short to long term (1, 2, 3, 4, 6, 8, 13, 14, 15, 16, 17)																		
<b>Significance of effect:</b>																		
Significant (1, 2, 3, 6, 8, 13, 14, 15, 16, 17)    Not significant (4)																		

### Appendix 3: Assessment of the core strategy policies

Objectives		
<ol style="list-style-type: none"> <li>1. To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>	<ol style="list-style-type: none"> <li>7. To conserve and enhance biodiversity.</li> <li>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>	<ol style="list-style-type: none"> <li>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>16. 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.</li> <li>17. To encourage the development of a buoyant, sustainable tourism sector.</li> <li>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSR1 Housing in villages</b>																		
<b>Key for effects on each objective:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	✓✓	✓	*	✓	*	*	0	*	0	0	0	0	*	0	✓✓	0	✓	✓
<b>Comments:</b>																		
<p>Allowing limited development in rural areas will help to provide existing and future residents with the opportunity to live in a decent home in the countryside rather than having to move to a town for an affordable home. This will also help to create safe places for people to live and work if sensitively designed to fit in with the particular character of the village (Objectives 1 and 2). Access to health, education, recreation, cultural and community facilities and services in rural areas is not as good as in the main towns but policy CSM1 supports measures which will encourage modal shifts to other forms of transport which will support the settlement network (objective 3). Focussing a proportion of development within the rural areas would support the viability of the services and facilities located there. The availability of local services and facilities contribute towards health, well being and community cohesion (objective 4).</p> <p>By locating limited development in rural areas some services and facilities may not be easily accessed by foot or cycle resulting in trips that would increase vehicle emissions and air pollution. This could be mitigated by better public and community transport schemes (Policy CSM1) and to a limited extent by increasing access to cycle and footpaths (objectives 5 and 6).</p> <p>Allowing limited development in rural areas may put a very small amount of pressure on the district's open spaces and countryside. This could be mitigated by trying to ensure where possible that underused rather than greenfield sites are used and seeking to ensure a high quality of design to reduce the impact on the landscape and ensure any new development is sensitively designed, respects existing village characteristics and minimises its impact on natural resources.(objectives 8 and 13) Limited rural development could give the opportunity to people living in rural areas to work locally. It could also supply employment opportunities to people who would have difficulty in getting to jobs in the main towns. This option would help to maintain and enhance the rural economy resulting in thriving villages (objective 15). Allowing some limited development in rural areas could lead to new and enhancement of existing tourist attractions so encouraging the development of a buoyant sustainable tourism sector. Limited development may enable communities to discuss and develop local services and solutions (objectives 17 and 18).</p>																		
<b>Objectives</b>																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSR2 Employment in rural areas</b>																		
<b>Key for effects on each objective:</b>																		
✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
Objective No:	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
	0	?	0	?	✓	✓	0	0	0	0	0	0	✓	✓	✓✓	0	✓✓	0
<b>Comments</b>																		
<p>Encouraging employment in rural areas may contribute to reducing pollution by enabling people to work locally reducing car journeys and subsequent pollution (objective 5). Locating employment in the countryside should also shorten the length and duration of commuting journeys.</p> <p>Reuse of existing agricultural buildings could reduce development pressure on greenfield sites in the countryside (objective 13).</p> <p>Encouraging employment in the countryside through diversification, small scale mixed housing and employment schemes and the retention of functioning farm units will assist in retaining employment (objective 14). This policy will positively assist in the encouragement of small firms to develop in the countryside (objective 15). It will also encourage sustainable tourism (objective 17).</p>																		
<b>Objectives</b>																		
<ol style="list-style-type: none"> <li>To help to provide existing and future residents with the opportunity to live in a decent home.</li> <li>To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</li> <li>To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</li> <li>To maintain and improve people's health, well-being and community cohesion and support voluntary, community and faith groups.</li> <li>To reduce harm to the environment by seeking to minimise pollution of all kinds.</li> <li>To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</li> </ol>						<ol style="list-style-type: none"> <li>To conserve and enhance biodiversity.</li> <li>To protect and enhance the district's open spaces and countryside and in particular, those areas designated for their landscape importance.</li> <li>To protect and enhance the district's historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</li> <li>To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</li> <li>To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</li> <li>To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</li> </ol>						<ol style="list-style-type: none"> <li>To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</li> <li>To ensure high and stable levels of employment and facilitate inward investment within the district.</li> <li>To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</li> <li>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.</li> <li>To encourage the development of a buoyant, sustainable tourism sector.</li> <li>Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</li> </ol>						

### Appendix 3: Assessment of the core strategy policies

<b>Policy: CSR3 Community facilities and rural transport</b>																		
<b>Key for effects on each objective:</b> ✓✓ Major positive   ✓ Minor positive   ** Major negative   * Minor negative   0 Neutral effect   ? Uncertain effect																		
<b>Objective No:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>
	✓	✓	✓✓	✓✓	✓	✓	0	0	0	0	0	0	0	0	✓	0	0	✓✓
<b>Comments</b>																		
<p>Supporting the retention of community facilities and services and improving rural transport initiatives will have a positive effect on peoples ability to live in a decent home, create safe places for people to use and help to reduce anti-social behaviour (objectives 1 and 2). Better rural transport will enable people to get to health, education, recreation, cultural and community facilities which will have a major positive effect on people’s health, well being and community cohesion (objectives 3 and 4).</p> <p>Community transport schemes have the potential to reduce pollution from private vehicles (objective 5) and to give a wider choice of travel options (objective 6).</p> <p>Community transport and retention of community facilities may have a minor positive effect in helping small firms to maintain and enhance the rural economy (objective 15) through local people being able to access local jobs.</p> <p>This policy seeks to support the retention of community facilities. It is likely that there will be community involvement in local decisions about local service provision (objective 18).</p>																		
<b>Objectives</b>																		
<p>1. To help to provide existing and future residents with the opportunity to live in a decent home.</p> <p>2. To help to create safe places for people to use and for businesses to operate and to reduce anti-social behaviour and reduce crime and the fear of crime</p> <p>3. To improve accessibility for everyone to health, education, recreation, cultural and community facilities and services.</p> <p>4. To maintain and improve people’s health, well-being and community cohesion and support voluntary, community and faith groups.</p> <p>5. To reduce harm to the environment by seeking to minimise pollution of all kinds.</p> <p>6. To improve travel choice and accessibility, reduce the need for travel by car and shorten the length and duration of journeys.</p>						<p>7. To conserve and enhance biodiversity.</p> <p>8. To protect and enhance the district’s open spaces and countryside and in particular, those areas designated for their landscape importance.</p> <p>9. To protect and enhance the district’s historic environment and to ensure that new development is of a high quality design and reinforces local distinctiveness.</p> <p>10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and ensuring that the design and location of new development is resilient to the effects of climate change.</p> <p>11. To reduce the risk of flooding and resulting detriment to public well-being, the economy and the environment.</p> <p>12. To seek to minimise waste generation and encourage the re-use of waste through recycling, composting or energy recovery.</p>						<p>13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.</p> <p>14. To ensure high and stable levels of employment and facilitate inward investment within the district.</p> <p>15. To assist in the development of a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; small firms, particularly those that maintain and enhance the rural economy and thriving economies in market towns and villages</p> <p>16. 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> <p>17. To encourage the development of a buoyant, sustainable tourism sector.</p> <p>18. Support community involvement in decisions affecting them and enable communities to provide local services and solutions.</p>						

## Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

SA Objective	Current status of objective (extracted from SA Scoping Report Feb 2009)	Cumulative impact of Core Strategy on the SA objective	Impact of other plans and policies on the effects identified
1. To help provide existing and future residents with the opportunity to live in a decent home.	<ul style="list-style-type: none"> <li>Housing delivery at Didcot is failing to meet the numbers required</li> <li>Housing delivery with the rest of the district is good</li> <li>On course to meet affordable housing requirement although this will only meet a small proportion of the overall need for affordable housing in the district.</li> <li>There is a high level of need for affordable housing</li> <li>The affordability of open market housing in the district is a major problem</li> </ul>	<ul style="list-style-type: none"> <li>The core strategy should result in the delivery of new houses in the district to meet identified need.</li> <li>Further opportunity is provided to deliver new houses at Didcot through allocation of a strategic site.</li> <li>Policy CSH2 will ensure the delivery of additional affordable housing.</li> <li>Policy CSH3 will ensure that a mixture of housing types and sizes are provided to meet identified needs.</li> <li>Policy CSH4 will ensure that that the housing needs of Gypsies, Travellers and Travelling Showpeople are met.</li> <li>Facilitating the creation of new jobs and associated incomes in the district will improve opportunities for people to live in an decent home</li> </ul> <p>Secondary effects:</p> <ul style="list-style-type: none"> <li>Achieving prescribed Code for Sustainable Homes standards will contribute toward the delivery of decent, energy efficient and sustainable homes</li> </ul>	<p>South East Plan:</p> <ul style="list-style-type: none"> <li>The adopted South East Plan has informed and supports the approach of the Core Strategy concerning housing delivery.</li> </ul> <p>Neighbouring authority LDF's:</p> <ul style="list-style-type: none"> <li>The Local Development Frameworks of the neighbouring authorities should not impinge on the ability of this district to deliver new houses.</li> </ul>
2. To help create safe places for people to use and businesses to operate and to reduce anti-social behaviour	<ul style="list-style-type: none"> <li>The district enjoys very high perception levels of public safety</li> <li>The district has lower crime levels than the rest of the South East and the UK as a whole</li> </ul>	<ul style="list-style-type: none"> <li>Policy CSQ3 specifically requires that new development is designed to reduce crime and the fear of crime.</li> <li>The concentration of shopping development within the towns will help to create vibrant town centres and may reduce anti-social behaviour through surveillance by increased footfall.</li> <li>Ensuring that necessary infrastructure is delivered in a timely way for new developments will aid in making new developments safe places for people to use and for businesses to operate.</li> </ul>	<p>SODC Design Guide:</p> <ul style="list-style-type: none"> <li>The Core Strategy will be used in conjunction with our adopted Design Guide which provides further guidance for the design of the public realm and how to design out crime.</li> </ul>

## Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

		<ul style="list-style-type: none"> <li>The retention of existing community facilities and support for new facilities will help reduce actual and perceived anti-social behaviour.</li> </ul>	
<p>3. To improve accessibility to everyone to health, education, recreation, cultural and community facilities and services.</p>	<ul style="list-style-type: none"> <li>Initial monitoring reveals that levels of accessibility of new homes to key services and facilities improved from 2006 to 2007. Insufficient data has been identified to identify a clear trend.</li> <li>There is a high level of satisfaction with leisure and cultural facilities</li> </ul>	<ul style="list-style-type: none"> <li>Having a range of settlements where development of all types is concentrated should create strong hubs which are more accessible by all forms of transport including walking and cycling. The larger villages will also offer links to wider services in nearby settlements</li> <li>The allocation of housing to towns and larger villages will support existing services to the benefit of existing and future residents</li> <li>The strategy's approach to securing funding for and the delivery of new infrastructure where necessary will improve the accessibility of everyone to health, education, recreation, cultural and community services and facilities</li> <li>Support of the Access to Oxford programme will improve the accessibility of the city to South Oxfordshire's residents. Measures to improve the accessibility of Reading will have a similar affect.</li> <li>The support of measures that enable modal shift to public transport, cycling and walking will improve the transport options available to residents and therefore improve the accessibility of facilities both within and beyond the district.</li> <li>Access to health, education, recreation, cultural and community facilities and services in rural areas is not as good as in the main towns. However, allowing some development in the rural areas will help to support those facilities that do exist there. Therefore this approach will help to maintain levels of accessibility to limited services.</li> </ul> <p>Secondary effects:</p>	<p>South East Plan:</p> <ul style="list-style-type: none"> <li>These positive effects in relation to the accessibility to services and facilities will be supported through the adopted South East Plan (in particular Policy CO5).</li> </ul> <p>Local Transport Plan:</p> <ul style="list-style-type: none"> <li>The positive effects identified will also be supported through the delivery of the County Council's Local Transport Plan 3.</li> </ul>

## Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

		<ul style="list-style-type: none"> <li>The strategy to protect and provide further green infrastructure will have the benefit of maintaining accessibility for everyone to green space to the benefit of their health.</li> </ul>	
4. To maintain and improve people's health, well-being and community cohesion	<ul style="list-style-type: none"> <li>Life expectancy in the district compares well with the regional average, although the two are becoming closer over time</li> <li>Deaths from cancer, circulatory disease and all causes are fewer in South Oxfordshire than in the region or England indicating a relatively healthy resident population.</li> <li>A small percentage of the population (9%) has concerns over being attacked due to their colour, ethnic origin or religion although there is insufficient data yet to establish a trend</li> <li>A high percentage of the population (92%) think that community activities have got better or stayed the same although there is insufficient data yet to establish a trend</li> </ul>	<ul style="list-style-type: none"> <li>The strategy will ensure support for existing services within the towns and the larger villages which will aid community cohesion as residents come together to use them. Ease of access to certain services and facilities is also beneficial to resident's health and well-being.</li> <li>Focussing a small proportion of development within the rural areas will help support the viability of the services and facilities located there. The availability of local services and facilities contribute towards health, well being and community cohesion.</li> <li>Meeting the requirements of the Code for Sustainable Homes will improve health and well being in terms of standards for daylight, sound insulation, private space and Lifetime Homes.</li> <li>The allocation of sites for Gypsies and Travellers and Travelling Showpeople at a strategic level will increase community involvement, understanding between the gypsy and travellers and the settled community, decrease controversy, improve community cohesion and time spent in the planning application process.</li> <li>The strategy's approach of seeking a net gain in green infrastructure will ensure access to community and recreation facilities is maintained to the benefit of people's health and well being. Additional facilities will also increase opportunities for interaction and should improve community cohesion.</li> </ul>	
5. To reduce harm to the environment by	<ul style="list-style-type: none"> <li>South Oxfordshire generally has good air quality but the national air quality standard for nitrogen dioxide</li> </ul>	<ul style="list-style-type: none"> <li>The encouragement of a modal shift to public transport, cycling and walking will reduce private car journeys and their polluting impact within the district.</li> </ul>	<p>National guidance:</p> <ul style="list-style-type: none"> <li>The Core Strategy does not refer directly to minimising pollution.</li> </ul>

## Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

<p>seeking to minimise pollution of all kinds</p>	<p>is exceeded in hotspots in Henley-on-Thames, Wallingford and Watlington town centres.</p> <ul style="list-style-type: none"> <li>River quality has improved since 1990 and is now better than the regional average</li> </ul>	<ul style="list-style-type: none"> <li>The allocation of land adjacent to market towns and the larger villages should ensure that residents have good access to services and facilities reducing pollution from travel.</li> <li>Concentration of retail uses in town centre sites will encourage the use of public transport routes into and between town centres. This may reduce dependence on private transport and reduce road traffic pollution.</li> <li>The delivery of green corridors should encourage sustainable modes of travel such as walking and cycling benefiting the environment reducing emissions primarily from car journeys.</li> <li>Securing a proportion of energy demand to come from renewable energy combined with requiring standards of the Code for Sustainable Homes to be met will result in a reduction in CO2 emissions from new development.</li> </ul>	<p>However, the strategy will be used in conjunction in national guidance (The National Planning Policy Framework) and regional guidance (South East Plan). These seek to address pollution by ensuring that new development is located away from existing and proposed pollution sources.</p> <p>Air Quality Action Plans:</p> <ul style="list-style-type: none"> <li>The emerging Air Quality Action Plans for Wallingford, Henley and Watlington will provide measures to reduce nitrogen dioxide emissions within the AQMA's.</li> </ul>
<p>6. To improve travel choice and accessibility, reduce the need to travel by car and shorten the length and duration of journeys.</p>	<ul style="list-style-type: none"> <li>Vehicle travel has been growing steadily in Oxfordshire and at a greater rate than in the region as a whole. However, the rate of growth has slowed since 2003 but the reason for this is unclear.</li> <li>Over two-thirds of workers travel to work by car either as driver or passenger and this proportion is significantly higher than in England as a whole. In South Oxfordshire there has been no significant change in the proportion traveling by car since 1991.</li> <li>Travel to work on foot and by bicycle has declined. With nearly three-quarters of workers traveling more than 5 Kms to work, such</li> </ul>	<ul style="list-style-type: none"> <li>Locating new development in the main towns and the larger villages where services and facilities already exist will promote accessibility and reduce the need to travel by car.</li> <li>Policy CSM2 requires that proposals for new development provide an adequate level of accessibility by all modes of transport along with details of proposed measures to improve access by public transport, cycling and walking.</li> <li>The promotion of electronic communications will improve remote access to information and services reducing the need to travel. The strategy's encouragement of modal shift to public transport, cycling and walking will offer greater travel choice improving accessibility and reduce the need for travel by car.</li> <li>Employment opportunities located within the four main towns and the larger villages will be accessible by a variety of transport modes including walking, cycling and</li> </ul>	<p>Local Transport Plan:</p> <ul style="list-style-type: none"> <li>These positive effects in relation to improving travel choice will be supported through the delivery of the County Council's Local Transport 3.</li> <li>The Core Strategy has been informed by and is in conformity with the Local Transport Plan.</li> </ul>

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	<p>journeys are beyond comfortable walking and cycling distances.</p>	<p>public transport.</p> <ul style="list-style-type: none"> <li>The strategy's approach of providing new facilities where necessary and possibly along with its desire to maintain existing facilities will ensure the best possible provision of local services and facilities. A greater provision of services and facilities in local areas will ensure that the need for people to travel by car to access these facilities is reduced. The length and duration of journeys undertaken to access services and facilities will also be reduced.</li> </ul>	
<p>7. To conserve and enhance biodiversity</p>	<ul style="list-style-type: none"> <li>There has been a decline in UKBAP priority habitats</li> </ul>	<ul style="list-style-type: none"> <li>The conservation target areas within the district comprise the most important areas for wildlife conservation. The majority of housing would be located at Didcot, Thame and Wallingford. These settlements are remote from the conservation target areas.</li> <li>Concentrating new retail development within existing built up areas may help preserve out of town greenfield sites from development thus reducing potential impact on biodiversity.</li> <li>The strategy identifies the conservation target areas as a focus for biodiversity protection and enhancement. This will play an important role in conserving areas and opportunities important to biodiversity. The strategy to increase the green infrastructure network will increase opportunities for biodiversity to thrive in the district.</li> </ul>	<p>South East Plan:</p> <ul style="list-style-type: none"> <li>The adopted South East Plan has informed the Core Strategy and provides further support, particularly policies NRM5 (Conservation and improvement of biodiversity).</li> <li>The conservation target areas are derived from the South East Biodiversity Strategy and form part of the South East region Biodiversity Opportunity Areas. Our approach is therefore consistent with the region wide approach and will enable collaborative working with neighbouring authorities.</li> </ul>
<p>8. To protect and enhance the district's open spaces and countryside and in particular those areas designated</p>	<ul style="list-style-type: none"> <li>Since 2005, the developments permitted within the AONB have caused no demonstrable harm</li> <li>2005/06 &amp; 2006/07 Annual Monitoring Reports identify 9 parks totaling 95 hectares (of 190h) would meet green flag standard</li> </ul>	<ul style="list-style-type: none"> <li>Policy CSEN1 aims to protect the district's landscapes from inappropriate development.</li> <li>Policy CSG1 will protect existing green infrastructure in the district and new provision will increase the number of green spaces available district wide</li> </ul>	<p>AONB Management Plans:</p> <ul style="list-style-type: none"> <li>The adopted Chilterns and North Wessex Downs AONB Management Plans are also important documents which will help protect and enhance these designated landscapes. These documents have informed</li> </ul>

## Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

for their landscape importance.			and are in conformity with the Core Strategy.
9. To protect and enhance the districts historic environment and to ensure that new development is of a high design quality that reinforces local distinctiveness	<ul style="list-style-type: none"> <li>The number of important listed buildings at risk is not increasing.</li> <li>Problems arise where the fabric or character of a disused building limits the possibilities for economic re-use. This is not generally a problem in South Oxfordshire.</li> <li>Initial monitoring reveals that the district does not have a problem with planning permissions being granted contrary to expert archaeological advice</li> </ul>	<ul style="list-style-type: none"> <li>The environment strategy follows Government advice in The National Planning Policy Framework and their objectives for the protection and enhancement of the historic environment and archaeology. This should ensure that the historic environment within the district is protected.</li> <li>An aim of the draft green infrastructure strategy (linked to Policy CSG1) is to preserve and enhance the district's assets, including historic assets. The strategy aims to treat green infrastructure as integral to the planning and design of new development in order to ensure the two are well integrated; this approach will contribute to ensuring new development is of high quality and locally distinctive.</li> </ul>	National guidance: The predicted effects will be supported through The National Planning Policy Framework.
10. To seek to address the causes and effects of climate change by securing sustainable building practices which conserve energy, water resources and materials; maximising the proportion of energy generated from renewable sources and	<ul style="list-style-type: none"> <li>Energy consumption of electricity in south Oxfordshire is significantly higher than for the region as a whole.</li> <li>The number of buildings being certified as EcoHomes or BREEAM is very low.</li> <li>To meet the sub regional targets the district will require a large increase in renewable energy installations.</li> </ul>	<ul style="list-style-type: none"> <li>Concentration of development in towns and larger villages will create opportunities for innovative sustainable design and construction methods to be used.</li> <li>Securing a proportion of energy demand to come from renewable energy will result in a greater level of renewable energy generated within the district and a consequent reduction in CO<sub>2</sub> emissions from new development.</li> <li>Achieving Code Levels 3 and 4 for large scale housing schemes will contribute directly towards securing high standards of sustainable building practice which include energy, water and resource conservation.</li> <li>The protection of existing and provision of new green infrastructure will help to ensure that development is resilient to the effects of climate change. Open green spaces (particularly with trees) in close proximity to</li> </ul>	<p>Building Regulations:</p> <ul style="list-style-type: none"> <li>Planned improvements to the Building Regulations in 2013 and 2016 will significantly improve the energy performance of new housing. It is anticipated that new housing will be zero carbon by 2016. The positive effects of the core strategy complement and will work in conjunction with the improvement to the Building Regulations.</li> </ul> <p>South East Plan:</p> <ul style="list-style-type: none"> <li>The predicted effects are supported by policies CC4, NRM11, NRM12 and NRM13 of the South East Plan.</li> </ul>

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ensuring that the design and location of new development is resilient to the effects of climate change.		towns and villages will provide an urban cooling effect. Where appropriate, green infrastructure can also be combined with sustainable drainage systems to help reduce the risk of flooding.	
11. Reduce flooding	<ul style="list-style-type: none"> <li>No permissions have been granted contrary to Environment Agency advice since March 2004</li> </ul>	<ul style="list-style-type: none"> <li>Flood zones exist in the vicinity of the four main towns, although land is available outside of the flood zones.</li> <li>Flood zones also exist in the vicinity of several larger villages. However, areas of land exist around these settlements that are not within a flood zone.</li> <li>The Core Strategy specifies that there is sufficient land available outside of flood zones to accommodate new development. There will be no requirement for development within the flood zones within the district.</li> <li>Policy CSQ2 requires new development to be resilient to the effects of climate change which includes heavy rainfall events</li> </ul>	<p>National guidance:</p> <ul style="list-style-type: none"> <li>Planning Policy Statement 25: 'Development and flood risk – practice guidance' provides detailed guidance. Its aims are to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding, and to direct development away from areas of highest risk.</li> <li>The Core Strategy is in conformity with this policy statement. However, if necessary, the Policy Statement can also be used for the determination of planning applications that involve development in areas of flood risk</li> </ul> <p>South East Plan:</p> <ul style="list-style-type: none"> <li>The predicted affects will supported by Polies NRM1, NRM4 and CC2 of the South East Plan.</li> </ul>
12. To seek to minimise waste	<ul style="list-style-type: none"> <li>The amount of waste recycled is increasing and the local</li> </ul>	<ul style="list-style-type: none"> <li>The Code for Sustainable Homes specifically deals with household waste recycling, recycling construction waste</li> </ul>	<p>South East Plan:</p> <ul style="list-style-type: none"> <li>Policies W5 and W6 which set</li> </ul>

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generation and encourage the re-use of waste through recycling, composting or energy recovery.	<p>performance is better than the regional average</p> <ul style="list-style-type: none"> <li>• Service improvements are increasing the amount of local waste composted and SODC is on course to meeting its challenging performance target.</li> </ul>	and composting facilities. Achieving Code Level 3 and 4 for large scale housing schemes will contribute directly towards this objective.	targets for the diversion from landfill and recycling and composting will support the predicted effects.
13. To improve efficiency in land use and reduce development pressure on the countryside and natural resources/material assets, such as landscape, minerals, biodiversity and soil quality.	<ul style="list-style-type: none"> <li>• The percentage of new homes built on previously developed in recent years has been above the regional and national averages and exceeds regional and national targets. (However, these figures are skewed as they do not include recent permissions at Didcot for large housing sites on green field land)</li> <li>• A high proportion of dwellings built are at densities of less than 30dph. This can largely be explained by the high number of permissions for replacement dwellings. On sites of 5 or more dwellings densities of 53 &amp; 54dph have been achieved.</li> </ul>	<ul style="list-style-type: none"> <li>• The land allocated for the extension to the Orchard Centre in Didcot is previously developed brown field land</li> <li>• The requirement for a mix of housing types could improve efficiency in land use by potentially raising the housing density on sites.</li> <li>• Density requirements of policy CSH2 will improve efficiency in land use.</li> </ul>	<p>National guidance:</p> <ul style="list-style-type: none"> <li>• The National Planning Policy Framework requires local authorities to set out their own approach to housing density to reflect local circumstances.</li> </ul> <p>South East Plan:</p> <ul style="list-style-type: none"> <li>• Policy H5 of the adopted SE Plan also supports this objective and will add to the positive effects identified as it encourages higher densities in conjunction with high quality design with an overall regional target of 40 dwellings per hectare.</li> <li>• These used in combination with our Greenfield Neighbourhood policy CSQ4 will ensure that appropriate densities are secured for new developments.</li> </ul>
14. To ensure high and stable levels of employment and facilitate inward	<ul style="list-style-type: none"> <li>• South Oxfordshire has a greater percentage of the working age population in employment than in the region as a whole.</li> </ul>	<ul style="list-style-type: none"> <li>• The core strategy seeks to allocate additional employment land within the district to meet the identified demand. This combined with the measures to reduce out commuting (i.e. home working, the growth of existing businesses and the provision of more start up facilities)</li> </ul>	<p>Neighbouring authority LDF's:</p> <ul style="list-style-type: none"> <li>• The Core Strategy has been informed by our Employment Land Review, and allocates sufficient employment floorspace to meet the</li> </ul>

## Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

<p>investment within the district.</p>	<ul style="list-style-type: none"> <li>•</li> </ul>	<p>will help to ensure high and stable levels of employment</p> <ul style="list-style-type: none"> <li>• The provision of additional employment land will enable more jobs to be created and facilitate inward investment</li> <li>• A strong retail sector provides complementary and supportive services to the employment sector. Retaining a retail presence in the larger villages provides a focus which will enhance the rural economy</li> <li>• Providing the number of houses set out in the SE Plan will create employment opportunities during the construction phase of the housing. Additionally, the provision of new housing will support growth in employment by providing homes for employees.</li> </ul>	<p>identified demand. This has taken account of the cross boundary interrelationship between Didcot and major employment sites (Milton Park and Harwell SIC) located within the Vale of White Horse.</p> <ul style="list-style-type: none"> <li>• It is possible that the large employment centres of Oxford and Reading may attract new business away from locating within South Oxfordshire. However, findings of the ELR are based on predicted demand within the district and will have taken account of this.</li> </ul>
<p>15. To assist in the development of: a) a strong, innovative and knowledge-based economy that delivers high-value-added, sustainable, low-impact activities; and b) small firms, particularly those that maintain and enhance the rural economy.</p>	<ul style="list-style-type: none"> <li>• South Oxfordshire has a larger proportion of people employed in knowledge based industries than in the County as a whole. The knowledge based industry sector is important in the local economy. The percentage employed in this sector has declined slightly since 2002.</li> <li>• In every year since 1995, more enterprises have registered for VAT in the district than have deregistered.</li> </ul>	<ul style="list-style-type: none"> <li>• The employment strategy will contribute positively towards provision of small firms as start up facilities would be provided</li> <li>• Providing new employment opportunities in the towns and larger villages will contribute towards assisting small firms, towards developing thriving economies in market towns and villages and maintaining and enhancing the rural economy</li> <li>• A strong retail sector provides complementary and supportive services to the employment sector. Retaining a retail presence in the larger villages provides a focus which will enhance the rural economy.</li> <li>• Providing the number of houses set out in the SE Plan will create employment opportunities during the construction phase of the housing. Additionally, the provision of new housing will support growth in employment by providing homes for employees.</li> </ul>	<p>Neighbouring Authority LDF's:</p> <ul style="list-style-type: none"> <li>• The Core Strategy has been informed by our Employment Land Review, and allocates sufficient employment floorspace to meet the identified demand. This has taken account of the cross boundary interrelationship between Didcot and major employment sites (Milton Park and Harwell SIC) located within the Vale of White Horse.</li> <li>• It is possible that the large employment centres of Oxford and Reading may attract new business away from locating within South Oxfordshire. However, findings of the ELR are based on predicted</li> </ul>

#### Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

			demand within the district and will have taken account of this.
16. 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.	<ul style="list-style-type: none"> <li>South Oxfordshire pupils achieved qualification levels significantly higher than county or national levels. There has been no significant improvement in the district or county percentages since 2000</li> <li>The local working age population is better qualified than that of the nation as a whole.</li> </ul>	<ul style="list-style-type: none"> <li>Policy CSDID4 requires the delivery of a Learning Park at Didcot which will focus on developing skills needed in the research and business sectors of Science Vale UK</li> <li>The support for meeting accommodation needs at Henley College and Gillots School will help with skills, training and educational achievement</li> <li>The employment strategy would contribute indirectly towards this objective by providing job opportunities for a skilled workforce</li> </ul>	<p>Neighbouring authority LDF's:</p> <ul style="list-style-type: none"> <li>The Vale of White Horse DC Core Strategy seeks to deliver a Learning Park on the large housing site to the west of Didcot.</li> </ul>
17. To encourage the development of a buoyant, sustainable	<ul style="list-style-type: none"> <li>The number of jobs supported by tourism remained stable over the 2 year period, but business turnover increased by 7%.</li> </ul>	<ul style="list-style-type: none"> <li>Policy CST1 will help to create a buoyant retail sector will also be beneficial to the tourism sector</li> <li>Policy CSEN1 aims to reduce the impact of new development on the district's landscapes as a result of</li> </ul>	<p>Market town strategies:</p> <ul style="list-style-type: none"> <li>The Market Town Strategies for Henley, Thame and Wallingford will support these positive effects.</li> </ul>

#### Appendix 4: Cumulative positive effects of the Core Strategy against the SA Objectives

tourism sector	<ul style="list-style-type: none"> <li>The number of tourism trips and expenditure increased by 7% and 10% respectively over the 2 year period.</li> </ul>	<p>new development. The district's landscapes are an attraction for tourists. Their protection will help development of a buoyant, sustainable tourism sector</p> <ul style="list-style-type: none"> <li>The protection and enhancement of green infrastructure through Policy CSG1 can help to attract tourists to the district so helping develop a buoyant, sustainable tourism sector</li> <li>Policies CSHEN1, CSTHA1 and CSWAL1 seek to improve the attraction of Henley, Thame and Wallingford to visitors which will help boost tourism in the town.</li> <li>Encouraging employment in the rural areas of the district will encourage sustainable tourism</li> </ul>	
18. Support Community involvement in decisions affecting them and enable communities to provide local services and solutions	<ul style="list-style-type: none"> <li>The proportion of residents who are very satisfied has fallen, but overall satisfaction levels remain high.</li> </ul>	<ul style="list-style-type: none"> <li>The strategy's sequential approach in locating new Gypsy and Traveller and Travelling Showpeople sites prefers to locate sites with newly created and existing communities. The opportunity for interaction will encourage stronger links with the wider community than an isolated settlement may encourage.</li> <li>The allocation of sites at strategic level will increase community involvement, help increase understanding between the gypsy and travellers and the settled community, decrease controversy and time spent in the planning application process.</li> </ul>	The government's localism agenda supports this objective.

## Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
Overall Strategy	Strong network of settlements, with most of the development concentrated in the towns and larger villages with major change occurring in Didcot. The strategy recognises that in the other villages and countryside there will be a need for some housing and development to support the rural economy.	Help provide residents with the opportunity to live in a decent home in a choice of locations.	1	✓			Delivery of new homes in accordance with South East Plan targets	Net dwelling completions against South East Plan housing targets to be recorded annually in the AMR	
		Should create strong hubs which will be more accessible by all forms of transport including walking and cycling. Should promote accessibility and reduce the need to travel by car.	3		✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	OCC contextual indicator
			6	✓	✓		Number of permissions/refusals for change of use of a community facility and Number of permissions for new community facilities	No loss of community facilities and services where it is considered a use may be economically viable	
		The strategy is very clear on its preferred location for new development with regards to flood risk by proposing that new development is allowed in flood zone one only in the first instance.	11		✓		Number of permissions granted contrary to the advice from the Environment Agency on flood defence grounds	No development in areas of flood risk zones against advice of the Environment Agency	

**Appendix 5: SA Monitoring Framework**

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Create opportunities for innovative sustainable design and construction methods to be used.	10	✓			Number and proportion of qualifying applications achieving 10% of energy demand from decentralised and renewable or low carbon energy sources.	All developments of 10 or more dwellings or 1,000 m <sup>2</sup> or more of floor space if non residential, to secure at least 10% of the energy demand from decentralised (on or near site) and renewable or low carbon energy sources. 30% of the above developments to secure between 10 and 20%.	
							Number and proportion of developments ≥200 achieving at least code level 4	All developments of 200+ dwellings achieve at least Code Level 4 of the Code for Sustainable Homes;	

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
							Number and proportion of development ≤200 achieving at least code level 3.	All new residential development less than 200 dwellings achieve at least Code Level 3 of the Code for Sustainable Homes. From April 2013, proposals will need to demonstrate that at least Code Level 4 will be achieved;	
		Promote existing and new small firms and in turn enhance the rural economy.	15			✓	New business registration rate	Net increase in number of new business registrations in South Oxfordshire	Information to be gained from Economic development at SODC
Movement Strategy		Improve access to services and facilities, improve travel choice and reduce the need to travel by car, which should contribute to reduction in vehicle emissions	3	✓	✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	
			5						
			6			✓	Carbon dioxide emissions per person per year	Reduction in the levels of carbon dioxide emissions per person in the District	

## Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators	
Employment Strategy	Ensuring that sufficient jobs exist for residents within the district. Employment development will be located within the towns and larger villages.	Improve opportunities to live in a decent home	1			✓	House price to income ratio	Reduce the house price to income ratio	OCC contextual indicator	
				✓	✓		Delivery of new homes in accordance with South East Plan targets	Net dwelling completions against South East Plan housing targets to be recorded annually in the AMR		
		Services and facilities on offered in towns and larger villages will be accessible to employees.	3	✓				Annual gross/net change in different employment uses by location and former use class 024 – 17 / 18 / 19 / 20	No net loss of employment land	
		Employment opportunities will be accessible by a variety of transport modes including walking, cycling and public transport.	6			✓	Travel to work by mode of transport	Reduce the use of cars to travel to work	OCC indicator (uses census data)	
		It is likely that some new employment development would take place on green field land.	8				Target and indicator to be set through Site Allocations DPD that will allocate the employment land			
		Will help to ensure high and stable levels of employment.	14			✓	% of working age adults in employment (by sector)	To maintain employment levels at or above the regional average		

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		This option will contribute positively towards provision of small firms as start up facilities would be provided, which contributes to thriving economies.	15			✓	New business registration rate	Net increase in number of new business registrations in South Oxfordshire	Information to be gained from Economic development at SODC
					✓	Net change in number of enterprises registering for VAT	No specific target as planning has little influence		
		Strategy will contribute towards ensuring young people will leave education with the skills needed for the future economy and a result support long term competitiveness.	16			✓	Annual gross/net change in GVA	Net increase in gross value added (GVA)	
Housing Strategy	Providing the number of houses set out in the SE Plan by allocating housing in the towns and larger villages	This will contribute towards meeting the demand for housing, which in turn contributes to health and well being.	1	✓			Net dwelling completions against South East Plan housing targets recorded annually in the AMR. 024-01 / 02 / 03 / 04 / 05 / 06 / 07 / 08	Meet the housing targets in the South East Plan and maintain a 5 year land supply of deliverable site in each policy area.	

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Will support community services to the benefit of existing and future residents.	3		✓		Number of permissions/refusals for change of use of a community facility and number of permissions for new community facilities	No net loss of community facilities and services where it is considered a use may be economically viable	
			4						
		Should ensure good access to services and facilities, which should reduce the length of journeys and need to travel by car will be reduced. However larger villages will not be able to provide for all needs so some need will remain for travel to larger settlements.	6	✓	✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	
		The building of new homes will inevitably result in the loss of some existing green field land.	8			✓	Number of residential completions on green field land	No specific target	
		Should create employment opportunities during the construction phase of the housing.	14			✓	% of working age adults in employment (by sector)	To maintain employment levels at or above the regional average	

## Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Additionally, the provision of new housing will support growth in employment by providing homes for employees.	15						
Town centres and retail	This strategy would concentrate shopping development in the primary and secondary frontages of the towns helping to create vibrant town centres which will encourage other businesses to locate there.	The concentration of retail and business uses may reduce anti-social behaviour through surveillance by increased footfall.	1			✓	Rates of violent and vehicle crime	Reduced violent and vehicle crime rates	OCC contextual indicator
		Keeping retail uses in the town centres maintains a vibrancy and sense of community cohesion through a thriving economy and the opportunity to interact with friends and colleagues.	4				Social effect for which no data is available		
		Will encourage the use of public transport routes into and between town centres. This may reduce dependence on private transport and reduce road traffic pollution.	5		✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	

**Appendix 5: SA Monitoring Framework**

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
			6			✓	Carbon dioxide emissions per person per year	Reduction in the levels of carbon dioxide emissions per person in the District	Monitored by OCC
		May help preserve out of town greenfield sites from development.	7			✓	Number of permission for non-residential development on out of town greenfield land excluding the allocated greenfield development in the site allocations DPD	No non-residential development to be permitted on out of town greenfield sites	SODC Planning Policy
			8						
			13						
		Encouraging a strong and vibrant retail sector should have a significant effect on ensuring high and stable employment levels. Should have positive knock on effects for leisure and cultural facilities.	15			✓	% of working age adults in employment (by sector)	To maintain employment levels at or above the regional average	OCC Indicator

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		A buoyant retail sector is a vital factor in attracting tourists to the attractive historic town centres. The rural economy benefits from a broad cross section of retail uses in the larger villages.	17				Unable to monitor effects on tourism as no data available		
Environment Strategy	Aims to protect the districts landscape character and key features from inappropriate development and secure enhancements where appropriate.	The strategy does not refer directly to minimising pollution. However, the strategy will be used in conjunction in national guidance The National Planning Policy Framework and regional guidance (South East Plan). These seek to address pollution by ensuring that new development is located away from existing and proposed pollution sources.	5			✓	Monitor noise and light pollution complaints relating to strategic allocations	No increase in complaints regarding light or noise relating to any of the development sites laid out in the Core Strategy.	SODC environmental services
					✓	Number of permissions granted contrary to the advice from the Environment Agency on grounds of water quality 024 - 10.	No development against advice on water quality		
					✓	Carbon dioxide emissions per person per year	Reduction in the levels of carbon dioxide emissions per person in the District	Monitored by OCC	

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		The strategy aims to protect the districts landscape character and key features from inappropriate development and secure enhancements where appropriate. The landscape quality within the AONBs will also be protected.	8		✓		Number of permissions for major development in the AONB where major development is defined as The Town and Country Planning (General Permitted Development) Order 1995	No major development in Area of Outstanding Natural Beauty, which would be harmful	
		The strategy follows Government advice in The National Planning Policy Framework and its objectives for the protection and enhancement of the historic environment and archaeology. This should ensure that the historic environment within the district is protected. This could help maintain and enhance tourism.	9		✓		Number of listed buildings in the district	No reduction in the number of listed buildings in the district	
					✓		Number of permissions/refusals for development which amalgamates burgage plots or detracts from their historic interest, amenity and nature conservation value	No adverse development in burgage plots	

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
					✓		Number of permissions/refusals in areas of archaeological restraint and historic battlefields, parks and gardens of special historic interest.	No adverse development on archaeological sites or in historic battlefields, parks and gardens of special historic interest.	
		The strategy is very clear on its preferred location for new development with regards to flood risk by proposing that new development is allowed in flood zone one only in the first instance.	11		✓	024-10	Number of permissions granted contrary to the advice from the Environment Agency on flood defence grounds	No development in areas of flood risk zones against advice of the Environment Agency	
Quality development	Aims to provide 'decent' energy efficient and more sustainable homes.	Achieving Code Levels 3 and 4 will provide 'decent' energy efficient and more sustainable homes.	1	✓			Number and proportion of developments 200+ achieving at least code level 4 and number and proportion of developments less than 200 achieving at least code level 3	All developments of 200+ dwellings achieve at least Code Level 4 of the Code for Sustainable Homes and all new residential development less than 200 dwellings achieve	
			10						
			7						

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
			12					at least Code Level 3 of the Code for Sustainable Homes. From April 2013, proposals will need to demonstrate that at least Code Level 4 will be achieved.	
		This will contribute to health and well being in terms of standards for daylight, sound insulation, private space and Lifetime Homes.	4	✓		024-09	% of completed dwellings that meet the Lifetime Homes Standards (by size of site)	10% of housing on sites of 10 dwellings or more to be designed to Lifetime Homes Standards	
		Reduction in CO2 emissions from new development.	5	✓		024-12	Number and proportion of qualifying applications achieving 10% of energy demand from decentralised and renewable or low carbon energy sources.	All developments of 10 or more dwellings or 1,000 m2 or more of floor space if non residential, to secure at least 10% of the energy demand from decentralised (on or near site) and renewable or low carbon energy sources. 30% of the above	
			10						

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
								developments to secure between 10 and 20%.	
Gypsies, Travellers and Travelling Show People strategy	Retention of existing sites with extensions where possible; identifying new sites through the Site Allocations DPD and Didcot Area Action Plan with given priorities. Any new sites created will be well located in relation to facilities and services.	Will provide decent homes for gypsies, travellers and travelling show people.	1	✓			Number of Gypsy, traveller and travelling show people pitches delivered in the district	Meet the targets in the South East Plan	
		Will ensure that residents have good access to services and facilities	3		✓		Number of permissions/refusals for change of use of a community facility and Number of permissions for new community facilities	No net loss of community facilities and services where it is considered a use may be economically viable	
			6						
		The preferred approach will create the opportunity for interaction and will encourage stronger links with the wider community than an isolated settlement may encourage.	4					Social effect for which no data is available	
18									

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		To improve efficiency in land use and reduce development pressure on the countryside and natural resources / material assets, such as landscape, minerals, bio-diversity and soil quality.	13		✓		Losses or additions to areas of biodiversity importance	No net loss of areas of biodiversity importance	Monitored by OCC
Green Infrastructure and biodiversity	The strategy's principle aim is to protect and enhance the district's green space to the benefit of the landscape and the biodiversity which relies upon it. An integrated green infrastructure network will enhance opportunities for wildlife to thrive and help protect the valuable landscape of the district.	Contribute towards the provision of decent homes and living conditions.	1			✓	Trends in Place survey for responses to question - how satisfied or dissatisfied are you with your home as a place to live?	Increasing satisfaction levels in place survey for people's home as a place to live	Place Survey data SODC
		Will protect and enhance the provision of safe places for people to use for recreation in the district.	2	✓			Amount of green infrastructure gained	A net gain in green infrastructure	
		An improved network and new resources will improve people's health, well-being, improved and additional facilities will also increase opportunities for interaction and should improve community cohesion.	3				Social effect for which no data is available		
			4						

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Should encourage sustainable modes of travel such as walking and cycling benefiting the environment reducing the need to travel by car and the emissions primarily from car journeys	5		✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	
			6				Carbon dioxide emissions per person per year	Reduction in the levels of carbon dioxide emissions per person in the District	
		This will play an important role in conserving areas and opportunities important to biodiversity.	7		✓		Losses or additions to areas of biodiversity importance	No net loss of areas of biodiversity importance	Monitored by OCC
		This approach will contribute to ensure new development is of high quality and locally distinctive.	9			✓	Trends in Place survey for responses to question - how satisfied or dissatisfied are you with your local area as a place to live?	Increasing satisfaction levels in place survey for the local area as a place to live	Place Survey data SODC
		The protection of existing and provision of new green infrastructure will help to ensure that development is resilient to the effects of climate change.	10				Unable to monitor this effect as an indirect benefit that is difficult to quantify.		

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
Infrastructure Provision	Aims to maintain and provide infrastructure and other community services effectively and in time to meet the need for them as soon as it arises.	Securing funding for and the delivery of new infrastructure where necessary will improve the accessibility of everyone to services and facilities as a greater level of services and facilities will make them more easily accessible. Good provision of services and facilities locally will aid community cohesion as use of common facilities by the local community offering opportunities for social interaction.	3	✓			Contributions to infrastructure by development compared to requirements.	All new development to be served by appropriate on and off site infrastructure and services in accordance with the Developer Contributions DPD and Infrastructure Delivery Plan.	
		Will help ensure that necessary infrastructure is delivered in a timely way for new developments; this will aid in making new developments safe places for people to use and for businesses to operate.	2	✓			Infrastructure provided to date from delivery plan.	Key infrastructure to be delivered in accordance with the infrastructure delivery plan.	
			1		✓		Number of permissions/refusals for change of use of a community facility and Number of permissions for new community facilities	No loss of community facilities and services where it is considered a use may be economically viable	

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Better provision of facilities locally reduces the need to travel long distances therefore reducing pollution from vehicle emissions.	5		✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	
			6						
Didcot Strategy	Aims to provide 6000 houses in Didcot through a strategic allocation in the North East (North East or Lady Grove estate)	Development of this site would provide a mix of housing including affordable housing.	1			✓	Mix of housing delivered by tenure, size and type in the strategic allocation in Didcot	Net dwelling completions by tenure, size and type in Didcot	Include an AMR indicator specifically for Didcot using SODC data
		The sites close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car journeys.	3				Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	OCC indicators
			5		✓				
			6						
The strategy is very clear on its preferred location for new development with regards to flood risk by proposing that new development is allowed in flood zone one only in the first instance.	11		✓		Number of permissions granted contrary to the advice from the Environment Agency on flood defence grounds	No development in areas of flood risk zones against advice of the Environment Agency			

## Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators	
Thame Strategy	Aims to provide 775 homes in the town through a Neighbourhood Plan	Development of this site would provide a mix of housing including affordable housing.	1			✓	Mix of housing delivered by tenure, size and type in the strategic allocation in Thame	Net dwelling completions by tenure, size and type in Thame	Include an AMR indicator specifically for Thame using SODC data	
		The close proximity of the site to services and facilities would mean less car journeys and consequently less vehicle emissions.	3		✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	OCC indicators	
			4							
			5				✓	Carbon dioxide emissions per person per year	Reduction in the levels of carbon dioxide emissions per person in the District per year	
			6							
	The strategy is very clear on its preferred location for new development with regards to flood risk by proposing that new development is allowed in flood zone one only in the first instance.	11		✓		Number of permissions granted contrary to the advice from the Environment Agency on flood defence grounds	No development in areas of flood risk zones against advice of the Environment Agency			
Wallingford Strategy	Aims to provide 555 houses in Wallingford through a strategic allocation to the West of the town	Development of this site would provide a mix of housing including affordable housing.	1			✓	Mix of housing delivered by tenure, size and type in the strategic allocation in Wallingford	Net dwelling completions by tenure, size and type in Wallingford	Include an AMR indicator specifically for Wallingford using SODC data	

## Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		The sites close proximity to town centre services and facilities would encourage walking and cycling as an alternative to car journeys.	3		✓		Annual growth in traffic on non-motorway roads	Reduce the annual growth on non-motorway roads	OCC indicators
			5						
		The strategy is very clear on its preferred location for new development with regards to flood risk by proposing that new development is allowed in flood zone one only in the first instance.	11		✓		Number of permissions granted contrary to the advice from the Environment Agency on flood defence grounds	No development in areas of flood risk zones against advice of the Environment Agency	
Rural Areas	Aims to allow limited development in rural areas,	Will help to provide existing and future residents with the opportunity to live in a decent home where they want.	1			✓	Number of permissions granted contrary to the advice from the Environment Agency on flood defence grounds	Number of completions in smaller and other villages including rural exception sites	Include an AMR indicator specifically for smaller and other villages using SODC data
							Trends in Place survey for responses to question - how satisfied or dissatisfied are you with your home as a place to live?	Increasing satisfaction levels in place survey for people's home as a place to live	Place Survey data SODC

### Appendix 5: SA Monitoring Framework

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Access to health, education, recreation, cultural and community facilities and services in rural areas is not as good as in the main towns.	3			✓		Percentage of new residential development within 30 minutes public transport time of key services including GP, Hospital, primary school, secondary school, areas of employment and a major retail centre.	No longer a national indicator - check with OCC if they can still monitor this
		Some services and facilities may not be easily accessed by foot or cycle resulting in trips that would increase vehicle emissions and air pollution.	5						
			6						
		Will support the viability of the services and facilities located there. The availability of local services and facilities contribute towards health, well being and community cohesion	4		✓		Number of permissions/refusals for change of use of a community facility and Number of permissions for new community facilities	No net loss of community facilities and services where it is considered a use may be economically viable	
Could give the opportunity to people living in rural areas to work locally. It could also supply employment opportunities to people who would have difficulty in getting to jobs in the main towns.	15			✓		% of working age adults in employment (by sector)	To maintain employment levels at or above the regional average		

**Appendix 5: SA Monitoring Framework**

Core Strategy Topic Area	Approach	Predicted significant effects	SA objective number	Effect monitored through monitoring of policies in CS	Effect monitored in AMR	Indicator and target required	Indicator	Target	Source of information for new indicators
		Could lead to new and enhancement of existing tourist attractions so encouraging the development of a buoyant sustainable tourism sector.	17					Unable to monitor effects on tourism as no data available	

## Appendix 6 - Sustainability Appraisal Documents Produced at each Stage of the Core Strategy Process

The table shows in chronological order the different stages of the sustainability appraisal. It shows the stages in the core strategy process at which the sustainability appraisal was updated and shows which earlier version of the appraisal the update should be read in conjunction with.

	<b>Core Strategy Stage</b>	<b>SA Related Document</b>	<b>To be read in conjunction with:</b>
<b>Preparation</b>	<b>Issues and Options – November 2007</b>	<b>Issues and Options Sustainability Appraisal – November 2007</b>	
	<b>Preferred Options – March 2009</b>	<b>Preferred Options Sustainability Appraisal – March 2009</b>	
<b>Submission</b>	<b>Proposed Submission Core Strategy – December 2010</b>	<b>Proposed Submission Core Strategy Sustainability Appraisal – December 2010</b>	
		<b>Proposed Submission Core Strategy Sustainability Appraisal Technical Summary – December 2010</b>	
	<b>Submission Core Strategy – March 2011</b>	<b>Minor Changes and Corrections to Proposed Submission Core Strategy – March 2011 Pages 26 -28</b>	<b>Proposed Submission SA</b>
<b>Post Submission</b>	<b>Core Strategy Exploratory Meeting – May 2011: Changes made following Exploratory Meeting</b>	<b>Post-submission proposed changes to the Submission Core Strategy (Appendix 1a) - July 2011 Pages 9 – 13</b>	<b>Proposed Submission SA CD/07/24</b>  <b>Minor Changes and Corrections to Proposed Submission Core Strategy – March 2011</b>
		<b>Sustainability Appraisal for Changes to Allocations in Thame and Wallingford (Appendix 1b) – July 2011*</b>	<b>Proposed Submission SA</b>
		<b>Post-submission typographical</b>	<b>Proposed Submission SA</b>

		amendments from Submission Core Strategy (Appendix 1c) – July 2011 Page 4	Minor Changes and Corrections to Proposed Submission Core Strategy – March 2011
Examination	July 2011 Hearings	South Oxfordshire Submission Core Strategy Sustainability Appraisal for Post July Hearing Changes (12 August 2011)	Proposed Submission SA  Minor Changes and Corrections to Proposed Submission Core Strategy – March 2011
	November 2011 Hearings	Core Strategy Sustainability Appraisal Draft Final Strike-through – December 2011	
	May 2012 Hearings	Proposed Changes to Sustainability Appraisal Schedule – July 2012	Core Strategy Sustainability Appraisal Draft Final Strike-through – February 2012
	June 2012 Hearings	Proposed Changes to Sustainability Appraisal Schedule – July 2012	Core Strategy Sustainability Appraisal Draft Final Strike-through – February 2012

**\*This document showed the additional text to be added to Table 6 (Influence of the SA on selecting the preferred options) of the Proposed Submission SA resulting from the Exploratory Meeting. It also contained new tables for the SA.**

## Appendix 7 – Housing Distribution Sustainability Appraisal Story Line

This table has been produced by South Oxfordshire District Council at the request of the Inspector, following discussions on the Overall Strategy during Day One of the November hearing sessions. This table shows a comprehensive story line drawing on the content of the SAs from Issues and Options through all successive stages to post-submission changes showing the options constantly taken forward at successive stages and the options discarded/modified at each stage for the amount of housing and housing distribution.

- New options tested – black
- Options carried through to next stage – blue
- Options discarded – red
- Preferred Option – highlighted in grey

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
	Preparation		Submission		Post Submission	Examination		
<p>1 The Settlement Strategy</p> <p>At issues and options topic called “Distribution of new development”</p>	<p><b>Option(s) Tested (p 8)</b></p> <p><b>Option 1 –</b> Disperse development evenly throughout district (See also section 3 below on Housing distribution strategy).</p>	<p><b>Option(s) Tested (p 18) (Section 3 Influence of SA on preferred options p4)</b></p> <p><b>Option A –</b> A strong network of settlements</p> <p><b>Option B –</b> A new settlement</p> <p><b>Option C –</b> Focus on the towns only</p> <p><b>Option D –</b> Clusters around the towns</p> <p><b>Option E –</b> Dispersal to all settlements</p>	<p><b>Option(s) Tested (page 48) (Summary in Table 6 p17) or page</b></p> <p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>Added new tests:</p> <p>1. Delete the first sentence (referring to the abolition of the South East Plan) in the submission and post-submission versions of the CS.</p> <p>2. Delete footnote 54 to the post submission changes</p>	<p>No need to repeat test</p>

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
		<p><b>Option F</b> – Focus along public transport corridors</p> <p><b>Option G</b> – Focus growth around Oxford and Reading.</p>						

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
<p>2 Amount of housing</p> <p>At issues and options topic called “How much new housing development?”</p>	<p><b>Option(s) Tested (p 14)</b></p> <p><b>Option 1a</b> - Plan for the number of houses set out in the draft South East Plan together with those in the New Growth Points initiative at Didcot <b>Option 1b</b> - Plan for more houses than that set out in the draft South East Plan provided that they would increase the amount of affordable</p>	<p><b>Option(s) Tested (p 48) (Section 3 Influence of SA on preferred options p4)</b></p> <p><b>Option A</b> - Plan for the number of houses set out in the revised South East Plan and Didcot Growth Point <b>Option B</b> - Plan for more houses than that set out in the revised South East Plan and Didcot Growth Point</p>	<p><b>Option(s) Tested (p 83) (Summary in Table 6 p18)</b></p> <p>Option C added due to revocation of the SEP.</p> <p><b>Option A</b> - Plan for the number of houses set out in the revised South East Plan and Didcot Growth Point <b>Option B</b> - Plan for more houses than that set out in the revised South East Plan and Didcot Growth Point <b>Option C</b> – Plan for fewer houses than that set out in the revised South East Plan and Didcot Growth Point (following the revocation of the</p>	<p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>No need to repeat test -</p>	<p>No need to repeat test</p>

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
<p>3 Housing distribution strategy</p> <p>At issues and options this topic was called ‘Spatial approach to Central Oxfordshire’ and ‘Spatial approach to remainder of the district’ and included a final section on ‘The smaller villages’</p> <p>The first two sections included options on where to focus housing</p>	<p><b>Option(s) Tested</b> (p 30, 38, 45, 55, and 64)</p> <p><b>Option 3a</b> – Focus housing development on Wallingford. <b>Option 3b</b> – Focus housing development on Wallingford and the larger villages outside of the green belt (<i>Cholsey, Benson Crowmarsh Gifford and, Wheatley</i>) <b>Option 3c</b> -</p>	<p><b>Option(s) Tested</b> (p 54) (Section 3 Influence of SA on preferred options p4)</p> <p><b>Option A</b> – Allocate more to market towns than larger villages based on appropriate sites available <b>Option B</b> – Allocate all new housing to market towns <b>Option C</b> – More development in larger villages than the market towns</p>	<p><b>Option(s) Tested</b> CD/07/24 (p 89) (Summary in Table 6 p18)</p> <p>Preferred Options test reprinted, no need to repeat test</p>	<p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>No need to repeat test</p>	<p>Added new tests:</p> <p>1. Re-draft paragraphs 7.8 and 7.9 to bring together the explanation of the distribution strategy in one place and provide increased clarity. (The exact wording changes suggested by the Inspector are set out in section 5 of this document).</p> <p>2. Place an asterisk next to the figure of 1,154 in</p>	<p>No need to repeat test</p>

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
development and the proportion of new housing to be split between the towns and the larger	Focus housing development on Wallingford and all the larger villages in the central Oxfordshire area including those in or surrounded by the green belt ( <i>Cholsey, Benson, Crowmarsh, Horspath, Wheatley, Berinsfield</i> )  <b>Option 4a</b> - Concentrate approximately 80% of housing development in Wallingford and spread the remaining	<b>Option D</b> – Concentrate development in one or two larger villages <b>Option E</b> – Exclude green belt villages from housing allocations <b>Option F</b> – Exclude Area of Outstanding Natural Beauty villages from housing allocations <b>Option G</b> – Include land adjacent to Reading in housing allocations  For the preferred					<b>Table 7.3</b> referring to a footnote to read 'These allocations should be divided so that at least 500 are provided at Larger Villages in the Central Oxfordshire area. This will secure general conformity with the South East Plan. The larger villages in Central Oxfordshire are Benson, Berinsfield, Cholsey, Crowmarsh Gifford and	

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
	<p>20% around the larger villages <b>Option 4b</b> - Concentrate approximately 60% of housing development in Wallingford and spread the remaining 40% around the larger villages</p> <p><b>Option 5a</b> – Focus housing development on Thame and Henley. <b>Option 5b</b> – Focus housing development on Thame and Henley and larger</p>	options the SA looked at a housing distribution strategy for the district as a whole					<p>Wheatley. Part of this Central Oxfordshire provision may also be met by an appropriate allocation at Bayswater Farm.'</p> <p>3. Para 7.16 delete the following sentence:</p> <p>“Should alternative strategic sites be released in part or in full for development not in accordance with our preferred site choice we will</p>	

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
	<p>villages in the district outside of the AONB (<i>Chalgrove, Watlington and Chinnor</i>). <b>Option 5c</b> - Focus housing development on Thame and Henley and all the larger villages in the remainder of the district. (<i>Chalgrove, Chinnor, Goring, Sonning Common, Watlington and Woodcote</i>). <b>Option 5d</b> – In addition to either 5a, 5b,</p>						<p>not release the identified strategic site until we have reviewed the need for the new homes”.</p> <p>4. Option A – The preferred Strategy - A strong network of settlements Option B – A strong network of settlements (inspector change - delete green belt review at Wheatley)</p>	

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
	<p>or 5c, include some land adjacent to Reading.</p> <p><b>Option 6a</b> – Concentrate approximately 80% of housing development in Henley and Thame and spread the remaining 20% around the larger villages</p> <p><b>Option 6b</b> – Concentrate approximately 60% of housing development in Henley and Thame and spread the remaining 40% around</p>							

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
	<p>the larger villages</p> <p><b>Option 6c</b> – Concentrate approximately 80% of housing development in Henley and Thame and spread the remaining 20% between the larger villages and land adjacent to Reading</p> <p><b>Option 6d</b> – Concentrate approximately 60% of housing development in Henley and Thame and spread the remaining 40%</p>							

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	<p>between the larger villages and land adjacent to Reading</p> <p>The smaller villages</p> <p><b>Option 7a</b> - In smaller villages only infilling development appropriate to the character of the village should be permitted</p> <p><b>Option 7b</b> - In smaller villages larger housing schemes should be permitted in addition to infilling development</p>							

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	<p>appropriate to the character of the village where it can be demonstrated that this would help to maintain a threatened facility or service</p> <p><b>Option 7c</b> - Allow more new housing in the smaller villages rather than focusing development on towns and larger villages.</p>							

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4 Directions of growth for Didcot	<p><b>Option(s) Tested (p 83)</b></p> <p>Housing numbers tested from growth point in S E Plan.</p> <p><b>Option A</b> – North East (North East or Lady Grove estate)  <b>Option B</b> – North East (North of Hadden Hill)  <b>Option C</b> – East  <b>Option D</b> – South East</p>	<p><b>Option(s) Tested (p 103) (Section 3 Influence of SA on preferred options p6)</b></p> <p><b>Option A</b> – North East (North East or Lady Grove estate)  <b>Option B</b> – North East (North of Hadden Hill)  <b>Option C</b> – East  <b>Option D</b> – South East</p>	<p><b>Option(s) Tested CD/07/24 (p 152) (Summary in Table 6 p20)</b></p> <p>New Option G was added to test sustainability implications of a split site.</p> <p><b>Option A</b> – North East (North East or Lady Grove estate)  <b>Option B</b> – North East (North of Hadden Hill)  <b>Option C</b> – East  <b>Option D</b> – South East</p>	No need to repeat test	No need to repeat test	No need to repeat test	No need to repeat test	No need to repeat test

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	Option E – South Option F – North West	Option E – South Option F - North West	Option E – South Option F - North West Option G - Split housing allocation between Option A (1,450 houses) and the western half of Option E (450 houses)					
5 Directions of growth for Henley  No specific strategic site has been proposed for Henley.	Option(s) Tested (page 94)  Option A – North Option B – South Option C - South West	Option(s) Tested (p114) (Section 3 Influence of SA on preferred options p6)  Option A – Land off Fair Mile Option B –	Option(s) Tested CD/07/24 (p 166) (Summary in Table 6 p21)  No need to repeat test  Site E – Land at Gillotts Field – (No longer a viable option as site is now a	Option(s) Tested CD/07/24 (p 166) (Summary in Table 6 p21)  No need to repeat test	Option(s) Tested CD/07/24 (p 166) (Summary in Table 6 p21)  No need to repeat test	Option(s) Tested CD/07/24 (p 166) (Summary in Table 6 p21)  No need to repeat test	Added new tests:  1. Reword first bullet to read: 'identify land for a minimum of 400 new homes'  2. Change to Para 10.9 – reword final two sentences	No need to repeat test

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
		Land off Reading Road <b>Option C</b> - Land to the rear of Gillotts school <b>Option D</b> – Land at Highlands Farm <b>Site E</b> – Land at Gillotts Field - Not an option at this stage but proposed for consideration <b>Site F</b> – Land at Greys Road/Reading Road - Not an option at this stage but proposed for consideration	registered village green)				See Appendix 2a of this SA	
6 Directions	Option(s) tested	Option(s) Tested	Option(s) Tested	Option(s) Tested	Option(s) Tested	No need to repeat test	Added new Option G:	No need to repeat test

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of growth for Thame	<p>(p 102)</p> <p>No formal housing number allocation assigned at this stage.</p> <p><b>Option A</b> – North East <b>Option B</b> – East <b>Option C</b> – South East <b>Option D</b> –</p>	<p>(p130) (Section 3 Influence of SA on preferred options p6)</p> <p>These sites were tested for the Preferred Options allocation of 850 in Thame.</p> <p>Option E not carried forward from Issues and Options SA. Reason given in Thame section on page 6 of Preferred Options SA.</p> <p><b>Option A</b> –</p>	<p>CD/07/24 (p 180) (Summary in Table 6 p21)</p> <p>The test for 850 dwellings was carried out at Preferred Options. The new test for a lower number of 530 was a result of the then strategy to have an allowance for unallocated sites.</p> <p>The SA explains in CD/07/24 Table 6 (p 22) that the SA did not arrive at a clear recommendation and had not been a deciding factor in the site</p>	<p>CD/07/24 (p 180) (Summary in Table 6 p21)</p>	<p>CD/07/24 (p 180) plus new options CD/07/20 p6. (Summary in CD/07/24 Table 6 p21 summary for new options CD/07/20 p1}</p> <p>The SA repeats the explanation from Preferred Options in CD/07/20 Appendix 1b (Page 2), that the SA did not arrive at a clear recommendation and had not been a deciding factor in the site choice.</p> <p>Para 8 of CD/07/20 Appendix 1b</p>		<p>(Inspector's proposed change)</p> <p>To provide 775 new homes to 2027 on sites to be selected by the Thame Neighborhood Plan</p>	

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
	South <b>Option E – South West</b> <b>Option F – West</b>	North East <b>Option B – South East</b> <b>Option C – South</b> <b>Option D – South West</b> <b>Option F – West</b>	choice. In addition that the full reasoning and evidence is found in the Thame Background Paper. The SA explains CD/07/24 Table 6 (Page 21) that a split option was considered through the SA and explains the findings.  <b>530 dwellings and allowance for unallocated sites</b>  <b>Option A – North East</b> <b>Option B – South East</b> <b>Option C – South</b>		(page 2) explains that there were positive and negative effects with all options but on balance the SA would recommend 775 (middle number). It should be noted that the level of housing allocated at Thame is derived from the housing distribution strategy (aprox. 60/40 split).  <b>Housing allocations at Thame not including an allowance for unallocated sites* (Split 775 dwellings</b>			

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			Option D – South West Option F – West		with the majority on a greenfield neighbourhood and the remainder to be brought forward in the Site Allocations DPD allowing for the possibility of using brownfield sites within the town, or allocating all 775 on a single site)  Option A – 530 on site D with 245 brought forward in Site Allocations DPD Option B – 600 on site D with			

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					<p>175 brought forward in Site Allocations DPD  <b>Option C</b> – 530 on site F with 245 brought forward in Site Allocations DPD  <b>Option D</b> – 600 on site F with 175 brought forward in Site Allocations DPD  <b>Option E</b> – 775 on site D  <b>Option F</b> – 775 on site F  <b>Level of Housing Allocated at Thame</b>  <b>Option A</b> – 850 dwellings  <b>Option B</b> – 775 dwellings  <b>Option C</b> – 530 dwellings</p>			

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
7 Directions of growth for Wallingford	<p>Option(s) tested (p 113)</p> <p>Option A – North Option B – East Option C – South East Option D – South West Option E - South</p>	<p>Option(s) Tested (p138) (Section 3 Influence of SA on preferred options p6)</p> <p>These sites were tested for 850 in the Preferred Options. The allocation was reduced to 750 for the further Wallingford Preferred Options consultation.</p> <p>Did not have a preferred option at this stage.</p>	<p>Option(s) Tested CD/07/24 (p 206) (Summary in Table 6 p22)</p> <p>The test for 750 dwellings retests the options at Preferred Options. The new test for a lower number of 400 was a result of the then strategy to have an allowance for unallocated sites.</p> <p>The SA explains in CD/07/24 Table 6 (Page 22) that the SA did not present a clear winner so</p>	<p>Option(s) Tested CD/07/24 (p 206) (Summary in Table 6 p22)</p> <p>No need to repeat test</p>	<p>Option(s) Tested CD/07/24 (p 206) plus new options CD/07/20 p33. (Summary in CD/07/24 Table 6 p22 summary for new options CD/07/20 p3)</p> <p>The SA explains at CD/07/20 Appendix 1b (Page 5) that the SA did not present a clear winner so an on-balance decision needed to be made. Option B was the preferred choice.</p> <p>CD/07/20 Para 6 Appendix 1b</p>	<p>No need to repeat test</p>	<p>Added new Option Ei:  (Inspector's proposed change)</p> <p>South (with inspector change)</p>	<p>No need to repeat test</p>

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
		<p>Option A – North Option B – East Option C – South East Option D – South West Option E - South</p>	<p>an on-balance decision needed to be made. Option B was the preferred choice.</p> <p>The SA explains at Table 6 (Page 22) that a split option was considered through the SA and explains the findings.</p> <p><b>400 dwellings and allowance for unallocated sites</b></p> <p>Option A – North Option B – West Option C – South West Option D – South West</p>		<p>(page 4) Table 6 on page 28 explains that there were positive and negative effects with all options but on-balance the SA would recommend 555 (middle number). It should be noted that the level of housing allocated at Wallingford is derived from the housing distribution strategy (approx. 60/40 split).</p> <p><b>555 dwellings and no allowance for unallocated sites</b></p> <p>Option A –</p>			

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			Option E - South		North Option B – West Option C – South West Option D – South West Option E - South  Level of Housing Allocated at Wallingford Option A – 750 dwellings Option B – 555 dwellings Option C – 400 dwellings			
8 Rural areas	Covered in Section 3 above Housing Distribution Strategy.	Option(s) Tested (p146) (Section 3 Influence of SA on preferred	Option(s) Tested CD/07/24 (p 231) (Summary in Table 6 p19)	No need to repeat test	No need to repeat test	No need to repeat test	Added new test:  1. Para 13.8 Rural Communities - Delete	Added new test:  Minor rearranging of text in policy CSR1 – Did

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
		<p>options p4/5)</p> <p><b>Option A</b> - Allow limited development in rural areas.</p> <p><b>Option B</b> - A more restrictive approach to development in rural settlements</p>	<p><b>Option A</b> - Allow limited development in rural areas.</p> <p><b>Option B</b> - A more restrictive approach to development in rural settlements</p>				second sentence 'We will update this each year through our annual monitoring report'	not affect original SA result.

Topic Area from Submission Core Strategy	Issues and Options SA – November 2007 CD/07/22	Preferred Options SA – March 2009 CD/07/04	Proposed Submission – December 2010 CD/07/24	Submission – March 2011 CD/07/24 CD/07/18	Post Exploratory Meeting Changes – July 2011 CD/07/24 CD/07/18 CD/07/19 App 1a CD/07/20 App 1b CD/07/21 App 1C	Proposed changes post July hearings August 2011 CD/07/24 CD/07/18 SODC 16	Proposed changes post November hearings December 2011 SODC/31	Proposed changes post May and June 2012 hearings
9 South of Oxford SDA	Not tested at this stage.	<p><b>Option(s) Tested (p152)</b></p> <p><b>Option A</b> - Preferred strategy</p> <p><b>Option B</b> - Take a wider area out of the green belt</p> <p><b>Option C</b>- Provide more than 4000 houses</p> <p><b>Option D</b>- Allocate more land for employment to accord with Oxford City Council's Core Strategy</p>	<p>Not carried forward. The reasons for this test not being carried forward can be found in paras 4.10 – 4.12 of the Proposed Submission Core Strategy SA.</p> <p><b>Option A</b> - Preferred strategy</p> <p><b>Option B</b> - Take a wider area out of the green belt</p> <p><b>Option C</b>- Provide more than 4000 houses</p> <p><b>Option D</b>- Allocate more land for employment to</p>				<p>Added new tests:</p> <p>1. Below Para 7.6 insert two paragraphs which (i) summarise the history of SOSDA (ii) set out that any provision of a Strategic Development Area on the scale identified in the South East Plan would require joint working and sustainability appraisal of reasonable alternative options involving a</p>	

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			accord with Oxford City Council's Core Strategy				number of Districts bordering the City, (iii) set out that the Oxford City adopted Core Strategy makes no reference to any wider growth needs beyond the City boundaries, and (iv) that if it became necessary to address this matter on inter-authority basis the established County/ District mechanisms provide a	

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							means of pursuing the 'duty to cooperate'. (The exact wording changes suggested by the inspector are set out in section 5 of this document)	

هذه الوثيقة متاحة باللغة العربية عند الطلب  
*Arabic*

এই ডকুমেন্ট অনুরোধে বাংলায় পাওয়া যায়।  
*Bengali*

ਇਹ ਦਸਤਾਵੇਜ਼ ਮੰਗ ਕੇ ਪੰਜਾਬੀ ਵਿਚ ਵੀ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।  
*Punjabi*

درخواست پر یہ دستاویز اردو میں بھی مل سکتی ہے۔  
*Urdu*

本文件可以應要求，製作成中文(繁體字)版本。  
*Chinese*

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Listening Learning Leading

**Planning Policy Team**

Benson Lane, Crowmarsh Gifford

Wallingford OX10 8NJ

Tel: 01491 823725 Fax: 01491 823727

Email: [planning.policy@southoxon.gov.uk](mailto:planning.policy@southoxon.gov.uk)