URS

Vale of White Horse District Council

Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One









SA Report
Appendices

October 2014

APPENDICES

APPENDIX 1: REGULATORY REQUIREMENTS....2
APPENDIX 2: SITE APPRAISAL METHODOLOGY....3
APPENDIX 3: LIST OF EMPLOYMENT SITES....6
APPENDIX 4: ASSESSMENT OF INITIAL OPTIONS....8
APPENDIX 5: APPRAISAL OF REFINED SPATIAL OPTIONS....17
APPENDIX 6: STRATEGIC SITES LIST....23
APPENDIX 7: ASSESSMENT OF STRATEGIC SITES (MARCH 2013 SA)....32
APPENDIX 8: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: SHORT TERM SITES (2014 INTERIM SA)....44
APPENDIX 9: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: LONG TERM SITES (1) (2014 INTERIM SA)....67
APPENDIX 10: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: LONG TERM SITES (2) (2014 INTERIM SA)....96
APPENDIX 11: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: SITES WITHIN OR SURROUNDED BY AONB (2014 INTERIM SA)....109
APPENDIX 12: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: SITES WITHIN THE GREEN BELT (2014 INTERIM SA)....116
APPENDIX 13: ASSESSMENT OF STRATEGIC SITES FURTHER ADDITIONAL SITES (INTERNAL APPRAISAL 2014)....141
APPENDIX 14: HARWELL OXFORD CAMPUS SITE OPTIONS (INTERNAL APPRAISAL 2014)....175
APPENDIX 15: HOUSING DELIVERY OPTIONS....181
APPENDIX 16: SCIENCE VALE RING FENCE OPTIONS....192
APPENDIX 17: HOUSING DENSITY....201
APPENDIX 18: HOUSING NEED....204
APPENDIX 19: AFFORDABLE HOUSING....211
APPENDIX 20: GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION....215
APPENDIX 21: DEVELOPMENT TO SUPPORT THE VISITOR ECONOMY....219
APPENDIX 22: RETAILING AND OTHER MAIN TOWN CENTRE USES....222
APPENDIX 23: BOTLEY CENTRAL AREA....225
APPENDIX 24: SUSTAINABLE CONSTRUCTION....228
APPENDIX 25: THE HISTORIC ENVIRONMENT....233
APPENDIX 26: EMPLOYMENT LAND SUPPLY....236
APPENDIX 27: ADDITIONAL EMPLOYMENT LAND PROVISION....240
APPENDIX 28: RURAL EMPLOYMENT....243
APPENDIX 29: PROTECTION OF EXISTING EMPLOYMENT SITES....247
APPENDIX 30: DIDCOT A....251
APPENDIX 31: EMPLOYMENT LAND SUPPLY – LOCATION....254
APPENDIX 32: DRAFT PLAN APPRAISAL (BY SA OBJECTIVE)....257
APPENDIX 33: CONSULTATION RESPONSES AND HOW THEY HAVE BEEN TAKEN INTO ACCOUNT IN THE SA REPORT....288

APPENDIX 1: REGULATORY REQUIREMENTS

As discussed in Chapter 1, this SA Report needs to provide all of the information required in Schedule 2 of the SEA Regulations. The requirements are listed below, alongside the section of the SA Report where they have been met.

SEA Regulations Schedule 2 requirements	Where requirements are met in the SA Report
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Part 1 of this SA Report. An outline of the contents and main objectives of the plan can be found at Section 4. The relationship of the plan with other relevant plans and programmes can be found in Section 5.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	The baseline is set out in Section 6 and the likely evolution of the baseline is set out in Section 7.
3. The environmental characteristics of areas likely to be significantly affected.	Section 6.
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.	Section 6.
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Section 5 and 6; and taken into account in Part 2 (assessing the reasonable alternatives) and Part 3 (assessing the effects of the draft plan).
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as biodiversity; population; human health; fauna; flora; soil; water; air; climatic factors; material assets; cultural heritage, including architectural and archaeological heritage; landscape; and inter-relationships between the above issues.	Part 3 of the SA Report. The likely significant effects are set out in Section 30 (on a policy by policy basis) and 31 (against the SA Framework). There is a specific cumulative effects section in Section 32). Section 33 sets out the conclusions of this SA Report.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Mitigation is set out in the tables listed in Sections 29, 30, 31, 32 and 33.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	The 'story' of plan-making is set out in Part 2 of this SA Report, Sections 9 to 27. Detailed appraisal matrices are located in Appendices 4 to 32.
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Section 36.
10. A non-technical summary of the information provided under paragraphs 1 to 9.	See stand-alone non-technical summary

APPENDIX 2: SITE APPRAISAL METHODOLOGY

The SA Framework tests the potential impacts of sites against social, economic and environmental criteria. Sometimes a course of action may lead to a conflict between different SA objectives (for example, environmental and economic). It is the purpose of the SA to make such conflicts clear. Where negative impacts are predicted, mitigation measures are identified; and where positive impacts are identified enhancement measures are identified.

To ensure consistency between previous Interim SA Report documents the same SA Framework and scoring criteria are used. The SA scoring criteria is as follows:

SA Score	Explanation[1]
++	Major positive impact on objective
+	Minor positive impact on objective
0	Neutral impact on objective (positive and negative impacts balance each other out)
-	Minor negative impact on objective
- -	Major negative impact on objective
?	Uncertain impact on objective
x	No clear link with the objective

The site appraisal mirrors the previous (March 2013) LPP1 site appraisal as closely as possible; but also takes account of new evidence such as the Landscape Capacity Study, Green Belt Review and Historic Landscape Classification. Detailed comments from statutory consultees and stakeholders have been taken into account in the appraisal wherever they have been provided, with previous appraisal findings revisited if necessary.

Distances to schools, GPs, Community Centres and Leisure Centres are taken from the centre of the site to the nearest road access, and then via road to the nearest facility. Distance was calculated for walking, cycling and by car with an average taken to give a final distance. Where there is a significant difference between different travel modes this is acknowledged in the appraisal.

The appraisal has assumed that a distance of 1.2km (a 15 minute walk) is the maximum reasonable distance that people would be prepared to walk to access shops and services, and a 5km cycle ride is the maximum reasonable distance that people would be prepared to cycle.

Comments were received from stakeholders that the appraisal criteria for SA Objective 8 (cultural heritage) were flawed as it did not pay sufficient attention to the setting of historic assets. To remedy this, additional information from stakeholders was included in the appraisal, including detailed comments from English Heritage and archaeology officers in the Vale and Oxfordshire County Council. Furthermore, where a site is suspected of being of archaeological importance, mitigation measures have been identified to carry out an investigation of the site.

[1] Note that 'Major' effects are, for the purposes of this appraisal classified as 'significant' effects as per the Regulations and Directive.

Sustainability Objective	Appraisal Criteria
1. Provide sufficient suitable homes including affordable homes.	• How many dwellings could the site provide? (indicative) • Is the site in an appropriate location?
2. Ensure the availability of high quality services and facilities[2] in the Vale's towns and rural areas.	• Distance to nearest Town Centre • Distance to nearest Local Shop • Distance to nearest Community Centre or Village Hall • Distance to nearest Leisure Centre • Distance to nearest Primary and Secondary Schools. • Distance to nearest GP
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	• Distance to nearest Town Centre • Road access • Public Transport accessibility
4. Improve the health and well-being of Vale residents.	• Distance to nearest GP • Distance to nearest Open Space • Distance to nearest Leisure Centre
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	• Distance to nearest Primary School • Distance to nearest Secondary School
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	• Distance to nearest Employment Site[3] • Distance to Enterprise Zone
7. Improve and protect the natural environment including biodiversity, water and soil quality	• Distance to Local Wildlife Site • Distance to Ancient Woodland • Distance to SSSI[4] • Is the site within the Great Western Community Forest? • Distance to 'poor' ecological quality watercourse under the Water Framework Directive[5] • Groundwater pollution risk • Risk of contaminated land
8. Protect the cultural heritage and provide a high quality townscape and landscape.	• Is the site within a designated Historic Park and Garden or its setting? • Does the site contain a Scheduled Ancient Monument or is the site within its setting? • Is the site within a Conservation Area or its setting? • Does the site contain a Listed Building or is the site within its setting? • Would development at the site affect the Green Belt or its setting[6]? • Would development at the site affect the AONB or its setting? • Does the site cross the historic or proposed alignment of the Wilts and Berks Canal? • What is the landscape capacity[7] of the site to accommodate development? • What is the Historic Landscape Character[8] of the site?
9. Reduce air, noise and light pollution	• Is the site within a designated AQMA? • Are any potential sources of air, noise or light pollution nearby?

[2] Future community infrastructure contained in the Infrastructure Delivery Plan has been taken into account in the assessment.
[3] Employment sites that were used in the assessment were Existing Strategic Employment Sites (as described in LPP1 Appendix B); saved Local Plan 2011 employment allocations (as described in LPP1 Core Policy 4) and Strategic Employment Sites (as described in LPP1 Core Policy 4). An exhaustive list is located at Appendix III of the report.
[4] Effects on the SSSI have been predicted on the basis of both distance to the SSSI and the reasons for designation (i.e. geological, presence of species). It should be noted that the effect on the SSSI will be dependent on other details at the project level such as design and other site attributes; and the effects may be subject to change when considered at a more detailed level.
[5] As informed by the Environment Agency (see http://www.environment-agency.gov.uk/static/documents/Research/Ock_schematics.pdf)
[6] As informed by the Green Belt Review 2014
[7] As informed by the Landscape Capacity Study 2014
[8] As informed by the emerging Oxfordshire Historic Landscape Character Study

Sustainability Objective	Appraisal Criteria
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	• Will the site increase waste, energy, resource use and/or emissions? • Does the site contain Previously Developed Land?
11. Increase resilience to climate change and flooding	• Does the site contain any areas of Flood Zone 2 or 3? • Is the site at risk from surface water flooding? • Does the site contain any Grade 1-3 land according to the Agricultural Land Classification?[9]

[9] Grades 1-3a are defined as the 'Best and Most Versatile' agricultural land. The dataset used does not differentiate between grades 3a and 3b so is where this occurs a '?' is scored as it is uncertain. Many of the sites are large and contain a number of different 'grades' of agricultural land and where this occurs proportions of 25% and above are taken into account for the scoring.

APPENDIX 3: LIST OF EMPLOYMENT SITES

The list of Employment Sites used in the site appraisal are as follows:

Existing Employment Sites

- Abingdon Business Park, Wyndyke Furlong
- Drayton Road Industrial Estate, Abingdon
- Fitzharris Trading Estate, Abingdon
- Abingdon Science Park at Barton Lane
- Radley Road Industrial Estate, Abingdon
- Barton Mill in Audlett Drive, Abingdon
- Grove Technology Park
- Downsview Road, Grove
- Grove Road, Wantage
- Station Road, Grove (Williams F1)
- Park Road Industrial Estate, Faringdon
- Seacourt Tower, Botley
- Curtis Industrial Estate and Hinksey Business Centre, Botley
- Minns Business Park, Botley
- Existing premises around Didcot Power Station

Saved Local Plan 2011 Employment Sites

- Wootton Business Park
- Cumnor Hill (Chawley Park)
- Abingdon Business Park at Wyndyke Furlong
- Abingdon Science Park at Barton Lane
- Grove Technology Park
- Land north of Park Road, Faringdon
- Land adjacent to A420, Faringdon
- Land West of Didcot Power Station

LPP1 Strategic Employment Sites

- Monks Farm, North Grove
- Harwell Oxford and Innovation Campus
- Milton Park
- Didcot A
- South of Park Road, Faringdon

Rural Multi User Sites as identified in the Local Plan 2011

- Ardington: Home Farm, and the Works and Bakers Yard
- Challow: W&G Estate
- Radley Parish: Sandford Lane Industrial Estate, Kennington
- Kingston Bagpuize and Southmoor: Kingston Business Park
- Stanford-in-the-Vale: White Horse Business Park
- Steventon: Station Yard Industrial Estate
- Watchfield: Shrivenham Hundred Business Park

- Wootton: Wootton Business Park

Local Rural Sites as identified in the Local Plan 2011

- Uffington Station, Uffington
- All other Local Rural Sites are already listed above as 'Rural Multi User Sites'.

Large Campus Style Sites as identified in the Local Plan 2011

- Milton Hill: Milton Hill Business and Technology Centre
- Tubney Wood: Oxford Instruments

The Amey site in Sutton Courtney is also identified in the Local Plan 2011 as a Large Campus Style Site. This site has outline planning permission for housing, and has not therefore been considered as an employment site in this assessment.

APPENDIX 4: ASSESSMENT OF INITIAL OPTIONS

Table A4.1: Assessment of Initial Options

SA Objective	Overall Spatial Pattern of Development					
	Option A within existing towns and villages	**Option B** only on brownfield or previously developed land	**Option C** as extensions to the edges of main settlements	**Option D** as extensions to the edges of villages	**Option E** in a new settlement	**Option F** in settlements along public transport routes
Objective 1: Provide sufficient suitable homes including affordable homes.	+	+	+	+	+	+
	This approach would deliver good quality homes in all the main towns and across the villages. This would provide people with good quality homes in a choice of locations. However this option is unlikely to be able to accommodate all the homes needed due to the lack of flexibility for housing sites.	This approach would provide people with good quality homes however there is insufficient brownfield land within the district to deliver the housing requirement. The brownfield land that is available is also either allocated for employment use or is located on land unsuitable for housing.	This approach would provide people with good quality homes however it would restrict the amount of choice that existing and future residents would have in terms of choosing where to live as it does not include villages and other locations.	This approach would provide people with good quality homes in a choice of locations across the district however the dispersed nature of this option would make it difficult for those people with limited access to public transport.	This would provide people with access to good quality homes however there would be a long lead-in time so it is unlikely to meet the delivery targets within the timescale of this plan. Residents would also have a limited choice in terms of location. **Recommendation** Consider the provision of a new settlement as part of the next plan review.	This would provide people with good quality homes across towns and villages however some settlements along public transport corridors are unsuitable locations for development. It would also exacerbate any transport inequalities that currently exist.
Conclusions: All options would have a positive effect in that they allocate housing in the Vale. However, there is a clear preference for Options C, D and F in regard to allocation as these should provide the higher levels in more sustainable locations. However, the reality is that these are not mutually exclusive options and the Preferred Options should be a combination of these options e.g. infill in villages and urban centres with extensions to main settlements and villages. The option of a new settlement should be considered, if not in the time horizon of this plan then certainly in the future. **Recommendations:** Consider the provision of a new settlement as part of the next plan review.						
Objective 2: Ensure the availability of high quality services and facilities in the Vale's	++	-	+	- -	X	-
	This approach would locate homes and	This approach would direct the location of	This approach will enable new homes to	This approach is likely to disperse housing	A large amount of development is needed	This approach does not necessarily locate

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towns and rural areas.	accompanying new services near to where existing services and facilities are likely to already be located. However, the services may well be over capacity with the new development proposed.	housing in areas that may not have good access to services and facilities. It may also provide locations in urban areas or fringes that could have access to local facilities.	be located close to existing services in the main settlements however it may lead to a decline in services in the rural areas.	across the district which will make new infrastructure provision more difficult and may place houses in areas with limited services and facilities.	to provide for sufficient services and facilities. It is considered that such a scale of development for a new settlement is not feasible in the Vale.	housing in those areas that have good access to services and facilities.
Conclusions: Option A clearly performs relatively better than other options in terms of access, having positive effects in locating housing close to existing services. There is a risk that if this approach were to be adopted some facilities could have capacity issues which would need to be addressed through developer contributions.						
Objective 3: Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion	+	+	++	- -	+	+
	Locating development within the towns and villages where services and facilities already exist will enable access across the district and reduce the need to travel. It might however put strain on existing transport infrastructure and links, particularly when developing in villages (though increased car use and reduced access to public transport).	This approach may not locate homes in areas with good access to public transport or services. Although assuming some (but not all) brownfield sites are in close proximity to urban centres this might have some positive effects in regard to this objective.	This option would improve accessibility within these settlements by locating homes within easy reach of existing services, facilities and public transport routes. This would reduce the need to travel and encourage sustainable means of travel. Development concentrated at fewer locations is likely to enable key transport infrastructure improvements which will be necessary to	This approach is likely to increase the need to travel as although some villages have a limited amount of facilities, most people would still rely on the larger towns for many of their higher order facilities. It is also unlikely to encourage greater use of sustainable modes of transport. The dispersed nature of development is also unlikely to enable key transport infrastructure improvements.	It is likely that this approach could sustain a good bus service however it is likely to increase the need to travel as a new settlement is unlikely to contain all the services needed to sustain a new community unless of a suitable size, as explained under Objective 2.	This approach would have good access to public transport however it will not necessarily have good cycling and walking links to nearby facilities. The dispersed nature of development is also unlikely to enable key transport infrastructure improvements.

Table A4.1: Assessment of Initial Options						
SA Objective	**Overall Spatial Pattern of Development**					
	Option A within existing towns and villages	**Option B** only on brownfield or previously developed land	**Option C** as extensions to the edges of main settlements	**Option D** as extensions to the edges of villages	**Option E** in a new settlement	**Option F** in settlements along public transport routes
			prevent overloading of existing infrastructure.			
Conclusions: Option C performs the most sustainably with regard to this objective. Allocating development as extension to main settlements should ensure that the access to services and facilities and to different modes of transport such as rail stations is maximised. However, it must be accepted that this level of development near these main settlements would increase the demand on existing transport facilities and as such and new development would need to ensure that adequate provision is made to ensure no detriment to transport facilities and a net benefit. **Recommendation** Any urban focuses strategy will need to ensure adequate investment in transport to meet future increases in demand.						
Objective 4: Improve the health and well-being of Vale residents	++	?	+	+	+	+
	Delivering green infrastructure in existing towns and villages should enable residents to access these areas relatively easily considering their proximity to any green infrastructure proposed (assuming that this is allocated close to proposed developments). There is also greater potential for significant green infrastructure in less constrained locations such as villages.	It is uncertain whether or not the question of if development is on brownfield or greenfield has any relevance to this objective.	Delivering green infrastructure in existing locations should enable residents to access these areas relatively easily considering their proximity to any green infrastructure proposed (assuming that this is allocated close to proposed developments). This option also benefits for better transport links. However it might be constrained by the amount of development permitted on sites near urban areas (i.e. there might be more potential on more rural sites).	This pattern of development would only benefit a small proportion the Vale's population and would likely place pressure on the transport system including cycling and footpaths.	A new settlement would most likely provide green infrastructure and other facilities for the use of that development as a priority; it would not address any deficiencies or improve provision for existing settlements.	This option may provide access to green infrastructure by virtue of being near transport corridors; however, there is limited scope in regard to location and size of green infrastructure.

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Conclusions: Option A has the highest potential to provide for green infrastructure due to the focus on both main settlements and villages (i.e. both areas are likely to have access).						
Objective 5: Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	X	X	X	X	X	X
Conclusions: As part of infrastructure planning the Vale would need to ensure that each site would be able to meet the needs generated on-site in terms of education provision. This means development at any strategic site would not put an additional burden on school capacity but rather has the ability to provide more facilities. Strategic sites in any case generate enough need for additional schools as opposed to small sites which may not. Whichever option was chosen, the sites would need to provide/contribute towards educational facilities.						
Objective 6: Support a strong and sustainable economy within the Vale's towns and rural areas.	++ This approach is likely to support existing and new employment sites in the towns and rural areas through allocating development.	+ This approach may to a limited extent support the local economy as development is likely to be dispersed across the district.	+ This approach is likely to support the major employment sites located in or adjacent to the main towns and Science Vale UK area however will do little to promote the rural economy. Some key employment sites in the Science Vale UK area are in the rural areas e.g. Harwell Oxford. For this reason focussing development to the	+ This approach is likely to support the rural economy but more housing is likely to be located further from the key employment sites in the main towns and Science Vale UK area.	+/? The extent to which this approach would support existing employment sites especially the Science Vale UK area would depend on the new settlement location. It is also unlikely to support the rural economy other than in its immediate vicinity.	+ This approach is likely to support the local economy as development is likely to be dispersed across the district although some housing is likely to be located further from the key employment sites in the main towns and Science Vale UK area.

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			main towns may disadvantage the Science Vale UK area			
Conclusions: Option A is likely to have the most beneficial effects as it distributes the proposed growth the both the main settlements and villages. It will be important to consider the viability of the economic case for development in areas where there is little or no economic activity e.g. some rural areas.						
Objective 7: Improve and protect the natural environment including biodiversity, water and soil quality	**0/-**	**-**	**0/-**	**-**	**- -**	**-**
	This approach would minimise the amount of open countryside that would be built on thereby reduce the risk of development being located near to conservation target areas. However it would also reduce opportunities for biodiversity within the built up areas of the towns and villages.	This approach would minimise the amount of open countryside that would need to be built on however brownfield land can often support high levels of biodiversity. It may also result in development located close to conservation target areas.	The majority of development would be located at Didcot, Wantage and Grove which are remote from conservation target areas. Faringdon which is likely to receive a smaller amount of development borders a number of conservation target areas which may be affected.	This approach is likely to result in some development located near to conservation target areas in the northern and south western areas of the district.	Impact would depend on location. It may be possible to locate the new settlement far away from any conservation target areas thereby minimising the impact upon biodiversity. However it is likely that this option would result in the loss of a significant area of open countryside.	This approach may lead to some development located close to conservation target areas at key public transport routes located around Abingdon, Oxford and Faringdon.
Conclusions: Options A and C have the potential to cause the least harm to biodiversity and the natural environment as it concentrates development away from areas of high value. The remaining options are likely to lead to more dispersed development which may have greater negative impacts.						
Objective 8: Protect the cultural heritage and provide a high quality townscape and landscape.	**-**	**-**	**-**	**-**	**- -**	**-**
	This approach would minimise the amount of development that would	This approach would minimise the amount of development that would	This approach would lead to development in the open countryside	This approach would lead to development in the open countryside	This approach is likely to involve the greatest use of greenfield land	This approach would lead to development in the open countryside

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	need to be built in the open countryside thereby preserving the landscape quality. However building on available land within settlements may have a negative effect upon the settlement townscape.	need to be built in the open countryside. It is also least likely to cause damage to existing townscapes and landscapes as it would utilise previously developed land. However building on available land within settlements may have a negative effect upon the settlement townscape	which may result in a negative effect upon the surrounding landscape if not carefully sited.	which may result in a negative effect upon the surrounding landscape if not carefully sited.	and would have a significant negative effect upon the surrounding landscape due to its scale and the sensitivity of the receiving environment.	which may result in a negative effect upon the surrounding landscape if not carefully sited.
Conclusions: All the Options have the potential to have negative effects upon the landscape and cultural heritage of the area. However, Option B, by focusing development on brownfield or previously developed sites should minimise the potential for negative effects on the landscape. This could be further mitigated by combining Option A and Option B to ensure development is on PDL in existing settlements. **Mitigation:** Develop an option that combines Option A and Option B to minimise the negative effects on the landscape and cultural heritage of the District.						
Objective 9: Reduce air, noise and light pollution	+	+	++	- -	+	+
	Locating development within the towns and villages where services and facilities already exist would reduce the need to travel.	This approach may not locate homes in areas with good access to public transport or services. Although assuming that the majority of brownfield sites are in close proximity to urban	This option would improve accessibility within these extensions to existing settlements by locating homes within easy reach of existing services, facilities and public transport routes. This	This approach is likely to increase the need to travel as although some villages have a limited amount of facilities, most people would still rely on the larger towns for many of their higher order facilities. It is also	It is likely that this approach could sustain a good bus service however it is likely to increase the need to travel as a new settlement is unlikely to contain all the services needed to sustain a	This approach would have good access to public transport however it will not necessarily have good cycling and walking links to nearby facilities. The dispersed nature of development is also

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		centres this might have positive effects in regard to this objective.	would reduce the need to travel and encourage sustainable means of travel. Development concentrated at fewer locations is likely to enable key transport infrastructure improvements which will be necessary to prevent overloading of existing infrastructure.	unlikely to encourage greater use of sustainable modes of transport. The dispersed nature of development is also unlikely to enable key transport infrastructure improvements.	new community unless of a suitable size.	unlikely to enable key transport infrastructure improvements.
Conclusions: The outcomes of the appraisal against this objective mirror those for Objective 3. This is because air pollution and noise pollution are closely linked and indeed driven by the use of the car *ergo* the option that would produce the highest level of car use would most likely generate the highest levels of air and noise pollution. Therefore Option C is preferred due to the potential to reduce car journeys. Saying this, it is assumed that the required infrastructure would be present to ensure congestion is lessened as this is a significant source of air emissions.						
Objective 10 Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	+	+	++	-	+	+
	Locating development within the towns and villages where services and facilities already exist will enable access across the district and reduce the need to travel and reduce emissions from transport. It might however put strain on existing transport infrastructure and links,	This approach may not locate homes in areas with good access to public transport or services. Although assuming some (but not all) brownfield sites are in close proximity to urban centres this might have positive effects in regard to this objective and contribute to reducing emissions	This option would improve accessibility within these settlements by locating homes within easy reach of existing services, facilities and public transport routes, reducing the need to travel and reducing emissions from transport. Building extensions would likely	This approach is likely to increase the need to travel as although some villages have a limited amount of facilities, most people would still rely on the larger towns for many of their higher order facilities. It is also unlikely to encourage greater use of sustainable modes of transport, and as such	It is likely that this approach could sustain a good bus service however it is likely to increase the need to travel as a new settlement is unlikely to contain all the services needed to sustain a new community unless of a suitable size, as explained under Objective 2. As such	This approach would have good access to public transport however it will not necessarily have good cycling and walking links to nearby facilities. As such it is not likely to lead to as great a reduction of emissions from transport as Option C; although there is the potential to

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SA Objective	**Overall Spatial Pattern of Development**					
	Option A within existing towns and villages	**Option B** only on brownfield or previously developed land	**Option C** as extensions to the edges of main settlements	**Option D** as extensions to the edges of villages	**Option E** in a new settlement	**Option F** in settlements along public transport routes
	particularly when developing in villages (though increased car use and reduced access to public transport). This option is unlikely to be able to a large number of homes due to the lack of flexibility for housing sites, and as such would not have a major effect in terms of improving efficiency	from transport. There is insufficient brownfield land within the district to deliver a large amount of housing which will limit the benefit in terms of improving per capita efficiency and resource use rates.	deliver a larger amount of housing than options A and B and as such would likely have a stronger benefit in terms of per capita resource use and efficiency rates.	would likely not reduce emissions from transport. Building extensions would likely deliver a larger amount of housing than options A and B and as such would likely have a stronger benefit in terms of per capita resource use and efficiency rates.	this would likely increase emissions from transport. Building a new settlement could lead to improved per capita rates through delivering a large number of houses.	deliver a large number of houses at these locations which could improve per capita rates of efficiency and resource use.
Conclusions: This appraisal focuses on the potential for the developments themselves to lower the per capita emissions of the Vale and use resources more effectively e.g. water). The outcomes of this appraisal against this objective are reflective of those for Objective 3 because of the contribution that transport makes towards emissions. Objective 1 is also a consideration with regards to the potential for each option to deliver sufficient housing; with the assumption that the greater the level of housing delivery, the greater the improvement of per capita resource use and emissions generated. Therefore Option C is appraised to be the most beneficial option due to the potential to reduce the need to travel by car and its potential to improve per capita efficiency.						
Objective 11: Increase resilience to climate change and flooding	-	-	-	+	?	?
	Existing towns and villages are generally likely to be located near water bodies. Areas such as Abingdon and Stanford in the Vale are located in flood risk areas. This option is likely to not lead to the loss of high quality agricultural land.	These sites are likely to be near main settlements and as such may have potential for flooding. This option performs the best in terms of making the most efficient use of land and not losing high quality agricultural land.	These sites are likely to be near main settlements and as such may have potential for flooding. There is the potential to lose high quality agricultural land to development.	In rural areas, which are more dispersed, there may be more flexibility to plan around areas of flood risk. The flexibility could also be applied to avoid losing the best quality agricultural land.	This is dependent on the location of the new settlement in relation to flood zones and high quality agricultural land, and as such is uncertain at this stage. This option would incur the greatest landtake and could result in the greatest loss of agricultural land.	The effects are uncertain given the uncertainty over location along the public transport routes.

Table A4.1: Assessment of Initial Options						
SA Objective	**Overall Spatial Pattern of Development**					
	Option A within existing towns and villages	**Option B** only on brownfield or previously developed land	**Option C** as extensions to the edges of main settlements	**Option D** as extensions to the edges of villages	**Option E** in a new settlement	**Option F** in settlements along public transport routes
Conclusions: Whilst design criteria are not covered in these options, policies should be developed to encourage climate change resilience in new developments through adapting them for higher temperatures and making them resilient to future flood risk caused by climate change. With regard to flood risk, the main settlements of Abingdon, Didcot, Wantage and Grove have areas of flood zone 3 within and adjacent to them sites which could lead to negative effects for options A, B and C. Options A and B would result in the least loss of agricultural land. Given the uncertainty over options E and F, Option D can be seen to perform the best in terms of increasing resilience to climate change.						
Overall Conclusions: Options A, C and D score the best in terms of providing homes across a range of locations in settlements that have the best range of services and facilities. It is likely that a mixture of the three options would be necessary in order to provide the scale of housing development that is needed. This would also enable the benefits to be maximised in terms of enabling a scale of development needed to provide key pieces of infrastructure (option C) whilst nevertheless allowing development across the district to support existing services and the wider economy (Option A and D). Despite being able to provide a large number of houses, Option D generally performs the worst of the options due to the likely environmental impact of dispersed development (e.g. increased air pollution, traffic congestion, and car use). Other negative effects identified in the options include those for option E with regard to landscape.						

APPENDIX 5: APPRAISAL OF REFINED SPATIAL OPTIONS

Table A4.2: Appraisal of refined spatial options

SA Objectives	Options		
	A Urban Focus This option proposes greater growth across the larger villages alongside urban extensions	**B Urban concentration** This option concentrates the vast majority of growth towards the urban areas	**C Building on our strengths** This option recognises that whilst the urban areas will still take the bulk of the housing growth, the rural areas will also have significant but proportionate housing and economic growth
1 Provide sufficient suitable homes including affordable homes.	++	+	++
	This approach would provide people with good quality homes in a range of appropriate locations across the district. Having a greater range of sites will also help ensure deliverability of the housing requirement thereby meeting the district's housing need.	This approach would provide people with good quality homes. However, it is also dependent upon fewer larger sites in a smaller number of locations which may impact upon rates of housing delivery and reduce the choice that existing and future residents have on where to live. The effect of which may mean to delays in meeting the Vale's housing need.	This approach would provide people with good quality homes in a range of appropriate locations across the district. Having a greater range of sites will also help ensure deliverability of the housing requirement thereby meeting the district's housing need.
Conclusions: Options A and C both perfume well for this objective. However as Option C is essentially a combination of the attribute of A and B, it is likely to be the most sustainable of the three.			
2 Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	+	+	++
	This approach would locate about half of the housing requirement in the Vale's main settlements which have good access to a range of services and facilities. The other half would be located across the Vale's larger villages which will help sustain and have the potential to improve the services that are available within the rural areas. However a greater proportion of housing could be located in areas with a more limited range of services and facilities.	This approach would concentrate development including additional service provision in the main settlements which have the best access to services and facilities. The limited scope for development in villages may exacerbate the decline in facilities within the rural areas.	This approach would locate the majority of development within the market towns with a proportion of additional development within the larger villages. This would ensure homes are located primarily in areas which have access to a good range of services and facilities. It would also help sustain and have the potential to improve the services that are available within the rural areas. This would help create a strong network of settlements which would help increase service accessibility in rural areas.
Conclusions: Option C is likely to be the most sustainable as it enables additional services and facilities to be provided across the district whilst spreading development across the larger villages will help maintain the existing facilities. It will be essential for the development in rural areas to be of a scale to provide either improved access to services and facilities or to provide them in the development itself to ensure rural access to services and facilities.			

Table A4.2: Appraisal of refined spatial options			
SA Objectives	**Options**		
	A Urban Focus This option proposes greater growth across the larger villages alongside urban extensions	**B Urban concentration** This option concentrates the vast majority of growth towards the urban areas	**C Building on our strengths** This option recognises that whilst the urban areas will still take the bulk of the housing growth, the rural areas will also have significant but proportionate housing and economic growth
Mitigation Policies should be developed to ensure the securing of improvements to the foot and cycle network and increasing the frequency of buses to the surrounding rural areas.			
3 Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion	+	+	++
	Locating development within the towns and villages where services and facilities already exist will promote accessibility thereby reducing the need to travel. However the dispersed nature of development is unlikely to result in key transport infrastructure improvements and the need to travel by car will still be necessary for many living in the rural areas. Enhancement: this positive effect could be enhanced through improvements of foot and cycle network and increased frequency of buses.	This option would improve accessibility within the main settlements only by locating homes within easy reach of existing services, facilities and public transport routes. It would also enable key transport infrastructure improvements to occur. This would reduce the need to travel and encourage sustainable means of travel for half the district population that live in towns. However concentrating development in the main towns might lead to increased rural isolation. Enhancement: this positive effect could be enhanced through improvements of foot and cycle network and increased frequency of buses.	Locating the majority of development within the towns and villages where services and facilities already exist will promote accessibility across the district and reduce the need to travel. It will also enable the key infrastructure improvements to occur. Allowing some development in the larger villages will also help sustain existing public transport routes. Enhancement: this positive effect could be enhanced through improvements of foot and cycle network and increased frequency of buses.
Conclusions: Option C is likely to be the most sustainable as it directs the majority of growth towards the most sustainable settlements but will also help sustain/improve the potential for public transport routes in the rural areas.			
4 Improve the health and well-being of Vale residents	+	-	++
	This spatial distribution should provide green infrastructure and other health facilities across the Vale, both in rural areas and the main settlements.	By concentrating development in urban areas alone, it is likely that rural areas would suffer negative effects on health and well-being through lack of access to green infrastructure and health facilities.	Through an equitable distribution of development throughout the Vale it would be likely that areas would also receive an equitable distribution of green infrastructure and that this approach would be more joined up.

Table A4.2: Appraisal of refined spatial options			
SA Objectives	**Options**		
	A Urban Focus This option proposes greater growth across the larger villages alongside urban extensions	**B Urban concentration** This option concentrates the vast majority of growth towards the urban areas	**C Building on our strengths** This option recognises that whilst the urban areas will still take the bulk of the housing growth, the rural areas will also have significant but proportionate housing and economic growth
Conclusions: Option C is likely to be the most sustainable as it should distribute growth equitably thought the Vale. Option B, concentrating growth in urban areas may create disparities between rural areas and urban areas.			
5 Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	++ The Vale's areas of deprivation tend to be focused around the main settlements; therefore this approach is likely to provide positive effects in addressing the issues present in these areas.	++ The Vale's areas of deprivation tend to be focused around the main settlements; therefore this approach is likely to provide positive effects in addressing the issues present in these areas.	++ The Vale's areas of deprivation tend to be focused around the main settlements; therefore this approach is likely to provide positive effects in addressing the issues present in these areas.
Conclusions: –all options are likely to have significant positive effects on deprivation and inequality as they all focus growth to a significant degree on urban areas.			
6 Support a strong and sustainable economy within the Vale's towns and rural areas.	+ This approach is likely to help support town and village economies and their employment areas as well as the Science Vale UK employment growth area however it would place proportionately more housing development further away from the main employment opportunities within the Science Vale UK area.	+ This approach is likely to support the major employment sites located in or adjacent to the main towns and the Science Vale UK area however will do little to directly support village and rural economies.	++ This approach is likely to provide a balance of support for town and village economies and their employment areas, as well as support for the Science Vale UK employment growth area
Conclusions: Option C performs the most sustainably as it supports the economic growth in the Science Vale UK area and the local economy across the towns and villages.			
7 Improve and protect the natural environment including biodiversity, water and soil quality	- This approach, with a slightly more dispersed distribution has the potential to have effects on Conservation Target Areas (CTAs).	- Concentrating growth to urban areas may result in slightly less significant effects than options A and B, however, some areas which receive a smaller quantum of housing may still be affected e.g. Faringdon.	- This approach, with a slightly more dispersed distribution has the potential to have effects on Conservation Target Areas (CTAs).
Conclusions: Option B has the potential to perform more sustainably as it concentrates development and thereby limits the level of growth that will be directed towards villages which may have			

Table A4.2: Appraisal of refined spatial options			
SA Objectives	**Options**		
	A Urban Focus This option proposes greater growth across the larger villages alongside urban extensions	**B Urban concentration** This option concentrates the vast majority of growth towards the urban areas	**C Building on our strengths** This option recognises that whilst the urban areas will still take the bulk of the housing growth, the rural areas will also have significant but proportionate housing and economic growth
Conservation Target Areas (CTAs) nearby.			
8 Protect the cultural heritage and provide a high quality townscape and landscape.	-	-	-
	This approach would lead to development in the open countryside which may impact upon the surrounding landscape if not carefully sited. Mitigation: landscape assessments should help inform site selection.	This approach would lead to development in the open countryside which may impact upon the surrounding landscape if not carefully sited. It is likely to have a greater effect on the townscape than the other two options. Mitigation: landscape assessments should help inform site selection.	This approach would lead to development in the open countryside which may impact upon the surrounding landscape if not carefully sited. Mitigation: landscape assessments should help inform site selection.
Conclusions: There is no clear preference between these options. It is notable to differentiate Option B from option A and C as there is greater potential for effects on the townscape though an urban concentration approach.			
9 Reduce air, noise and light pollution	-	-	-
	Distributing growth in a more dispersed manner would result in a change in travel patterns and increased traffic on the roads. The effects of this are likely to be increase air emissions and a reduction in air quality and an increase in the effects of noise. Also, there is an increased risk of negative lighting effects with development be located at a higher quantum in rural areas.	Concentrating growth in urban areas should reduce the negative effects associated with traffic and congestion. However, it is realised that this option proposed development in villages as well to it cannot be entirely positive.	Distributing growth in a more dispersed manner would result in a change in travel patterns and increased traffic on the roads. The effects of this are likely to be increase air emissions and a reduction in air quality and an increase in the effects of noise. Also, there is an increased risk of negative lighting effects with development be located at a higher quantum in rural areas.
Conclusions: Option B is likely to be the most sustainable, concentrating growth in urban areas. This may result in less traffic movements (as residents should have better access to public transport and facilities are closer) and preventing some impacts from having negative effects on the countryside i.e. light pollution.			
10 Reduce greenhouse gas	- -	-	-

Table A4.2: Appraisal of refined spatial options			
SA Objectives	**Options**		
	A Urban Focus This option proposes greater growth across the larger villages alongside urban extensions	**B Urban concentration** This option concentrates the vast majority of growth towards the urban areas	**C Building on our strengths** This option recognises that whilst the urban areas will still take the bulk of the housing growth, the rural areas will also have significant but proportionate housing and economic growth
emissions and the use of resources and improve resource efficiency	This option is likely to likely to lead to development on greenfield land and an increased population will lead to increased waste, energy and resource use, and emissions. The dispersed nature of this option may lead to higher levels of greenhouse gas emissions and it may be more difficult to provide adequate and sustainable supply of water and sewage disposal. Mitigation: ensure homes are built using sustainable design and construction methods	This option is likely to likely to lead to development on greenfield land and an increased population will lead to increased waste, energy and resource use, and emissions. Mitigation: ensure homes are built using sustainable design and construction methods	This option is likely to likely to lead to development on greenfield land and an increased population will lead to increased waste, energy and resource use, and emissions. Mitigation: ensure homes are built using sustainable design and construction methods
Conclusions: All options are likely to increase greenhouse gas emissions however options B and C perform better as they focus development at fewer locations. Option B, concentrating development at the highest intensity is likely to be the preferred option in sustainability terms.			
11 Increase resilience to climate change and flooding	-	-	-
	This option is likely to lead to development on agricultural land. Mitigation: agricultural land quality should be assessed during site selection and development should be guided away from areas with flood risk	This option is likely to lead to development on agricultural land. Mitigation: agricultural land quality should be assessed during site selection and development should be guided away from areas with flood risk	This option is likely to lead to development on agricultural land. Mitigation: agricultural land quality should be assessed during site selection and development should be guided away from areas with flood risk
Conclusions: Options B and C perform better based on the assumption that Option A might develop land in villages that is more likely to be of agricultural value or use.			
Overall Conclusions: In terms of significant effects predicted, Option A and C should provide significant positive effects in terms of housing delivery. However it is clear that option C performs the best as there are a number of positive significant effects associated with it, including the provision of services and facilities, reducing the need for travel, improving health			

Table A4.2: Appraisal of refined spatial options			
SA Objectives	**Options**		
	A Urban Focus This option proposes greater growth across the larger villages alongside urban extensions	**B Urban concentration** This option concentrates the vast majority of growth towards the urban areas	**C Building on our strengths** This option recognises that whilst the urban areas will still take the bulk of the housing growth, the rural areas will also have significant but proportionate housing and economic growth
and well-being, reducing inequality and supporting a strong economy. It should be considered that this approach is the most sustainable; however, building on strengths should also address those areas of weakness, to try and achieve a holistic improvement across the Vale.			

APPENDIX 6: STRATEGIC SITES LIST

Appendix 6 lists all of the sites appraised and the respective table number that their appraisal findings can be found within.

Appendix 7: Strategic Sites (from March 2013 SA)		
Site	**Total site area**	**Maximum capacity (@ 30 dwellings per hectare and excluding Flood Zones 2 and 3)**
Wantage and Grove A (Crab Hill)	52ha	1500
Wantage and Grove B	23ha	690
Wantage and Grove C/D (Monk's Farm)	68ha	2040
Harwell Oxford Campus		
Didcot A (part of Valley Park)	128ha	3600
Didcot A+B (Valley Park)	42ha	1050
Faringdon A (South of Park Road)	30ha	500
Faringdon B	16ha	480

Appendix 8: Sites with short-term delivery potential		
Site	**Total site area**	**Maximum capacity (@ 25 dwellings per hectare and excluding Flood Zones 2 and 3)**
Site 5: South West Faringdon	25.5 ha	635 homes
Site 6: South Faringdon	32 ha	800 homes
Site 23: North West East Challow	12.7 ha	315 homes
Site 27: South Marcham	8.6 ha	215 homes

Site 30: South Shrivenham	11.6 ha	290 homes
Site 31: North Shrivenham	31.5 ha	790 homes
Site 32: North Stanford in the Vale	19.9 ha	500 homes
Site 33: East Sutton Courtenay	8.8 ha	220 homes
Site 38: West Stanford in the Vale	11.6 ha	290 homes
Appendix 9: Sites with long-term delivery potential (i)		
Site	**Total site area**	**Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)**
Site 2: South Abingdon	63.8 ha (approx. 63 ha excluding area within flood zone)	1,575 homes
Site 10: South Valley Park	22.9 ha	575 homes
Site 11: North West Valley Park	Approx. 41 ha excluding area within flood zone.	1,025 homes
Site 12: Increase density on current Valley Park site.	Approx. 147 ha	Site has already been identified as a preferred location for 2,150 homes. We are now seeking to test the impact of 1,000 additional homes on this site (giving a total of 3,150 homes).
Site 13A: Didcot A site	46 ha (but 29 ha to be used for employment): 17 ha remaining	425 homes
Site 13B: North Didcot	48.5 ha (Approx. 44.5 ha excluding area within flood zone).	1,115 homes
Site 16: North West Grove	40 ha	1,000 homes
Site 20: North West Drayton	28 ha	705 homes
Site 21: South Drayton	20 ha	500 homes
Appendix 10: Sites with long-term delivery potential (ii)		
Site 39: Rowstock	42 ha	1,000 homes

Site 40: Milton Heights	71.4 ha	1,780 homes
Site 41: Steventon Storage Facility	50.5 ha	1,250 homes
Site 44: Land west of Harwell Village	50 ha	1,250 homes
Site 45: Land east of East Hanney	50 ha	1,250 homes
Site 46: Appleford	62 ha	1,550 homes
Site 47: Land west of Steventon	56 ha (Approx. 47 ha excluding area of Flood Zone)	1,175 homes
Appendix 11: Sites within or surrounded by the AONB		
Site	**Total site area**	**Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)**
Site 9: South Wantage	12 ha	305 homes
Site 17: East Harwell Oxford Campus	140 ha	3,500 homes
Site 19: North West Harwell Oxford Campus	11.2 ha (Approx. 11 ha excluding area within flood zone).	275 homes
Appendix 12: Sites within the Green Belt		
Site	**Total site area**	**Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)**
Site 1: North Abingdon	69.4 ha	1,735 homes
Site 3. South West Botley	53.9 ha	1,350 homes
Site 22: South Cumnor	11.7 ha	295 homes
Site 25: South Kennington	11.8 ha	295 homes

Site 28: North West Radley	12.7 ha	320 homes
Site 29: North Radley	18.5 ha	465 homes
Site 36: South Wootton	26.3 ha	660 homes
Site 37: North Wootton	11.7 ha	295 homes
Site 42: North West Abingdon	12 ha (Approx 8.1 ha within flood zone)	220 homes
Site 43: East Wootton	8 ha	200 homes

Appendix 13: Additional sites from the 2014 consultation		
Site	**Total Site Area**	**Maximum capacity (@ 25 dph and excluding flood zones 2 and 3)**
Site 48: Kingston Bagpuize East	115ha	280 homes
Site 49: Kingston Bagpuize South		200 homes
Site 50: North West Harwell Oxford Campus	18.93ha	550 homes
Site 51: South of Harwell Campus	107.56ha	1,400 homes
Site 52: Oxford Garden City	1935.29ha	5,000 homes
Site 53: South West Shrivenham	11.62ha	400 homes
Site 54: South Radley	10.17ha	260 homes
Site 55: East Hanney	8.2ha	200 homes

Strategic Sites Summary Table

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Appendix 7 – Strategic Sites (from March 2013 SA)[10]											
Wantage and Grove A (Crab Hill – preferred site in 2013 SA)	++	++	++	++	+	++	0	-	-	-	-
Wantage and Grove B	++	+	+	+	+	++	-	- -	-	-	-
Wantage and Grove C/D (Monk's Farm – preferred site in 2013 SA)	++	+	+	++	+	++	-	-	-	-	- -
Harwell Oxford Campus	++	+	+	+	+	++	-	- -	-	-	0
Didcot A (part of Valley Park)	++	++	++	-	+	++	0	-	-	-	-
Didcot A+B (Valley Park – preferred site in 2013 SA[11])	++	++	++	-	+	++	0	- -	-	-	-
Faringdon A (South of Park Road – preferred site in 2013 SA)[12]	++	++	++	++	+	++	0	-	-	- -	-
Faringdon B[13]	++	+	+	+	+	+	0	- -	-	-	-

[10] Please refer to the March 2013 Sustainability Appraisal report for further details.
[11] This site is still proposed to be allocated, however with revised numbers.
[12] This site is now subject to a resolution to grant outline planning permission for up to 380 homes, subject to legal agreements.
[13] This site has been re-appraised as part of Site 6: South Faringdon.

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Appendix 8 to 13 Strategic Sites (from 2014 Interim SA)											
Site 5: South West Faringdon	++	++	+	+	+	++	0	- -	-	-	-
Site 6: South Faringdon	++	++	++	++	+	++	0	+	-	-	-
Site 23: North West East Challow	+	+	0	+	0	++	-	- -	-	-	0
Site 27: South Marcham	+	+	+	+	++	+	-	-	-	- -	0/?
Site 30: South Shrivenham	+	++	+	+	-	0	-	0	-	-	-
Site 31: North Shrivenham	++	++	0	+	-	0	- -	-	-	-	0/?
Site 32: North Stanford in the Vale	+	+	+	0	-	0	0	- -	-	- -	-
Site 33: East Sutton Courtenay	+	+	0	0	-	+	0	-	-	-	-
Site 38: West Stanford in the Vale	+	+	+	0	-	0	0	0	-	-	-
Site 2: South Abingdon	++	++	- -	0	-	++	-	-	-	-	0/?
Site 10: South Valley Park	++	++	+	0	+	++	0	-	-	-	-
Site 11: North West Valley Park	++	++	++	0	-	++	0	0	-	-	0
Site 12: Increase density on current Valley Park site	++	++	++	0	0	++	0	0	-	-	+

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Site 13A: Didcot A site	++	++	++	0	+	++	0	++	-	+	+
Site 13B: North Didcot	++	++	+	0	-	++	0	-	-	- -	-
Site 16: North West Grove	++	+	-	+	-	++	-	0	-	-	0/?
Site 20: North West Drayton	+	+	-	+	+	+	0	-	-	-	0/?
Site 21: South Drayton	+	+	-	+	0	+	-	-	-	- -	-
Site 39: Rowstock	+	+	++	0	-	++	0	-	-	-	-
Site 40: Milton Heights	+	+	+	-	+	++	0/?	0	-	-	0/?
Site 41: Steventon Storage Facility	+	+	- -	0	-	0	0/?	- -	-	-	0/?
Site 44: Land west of Harwell Village	++	+	+	-	+	++	0/?	-	-	-	-
Site 45: Land east of East Hanney	++	+	+	0	-	+	-	- -	-	- -	0/?
Site 46: Appleford	++	+	0	+	-	+	0/?	-	-	- -	-
Site 47: Land west of Steventon	++	+	-	+	0	+	0	-	-	-	0/?
Site 9: South Wantage	+	++	-	+	++	++	0	- -	-	-	-
Site 17: East Harwell Oxford Campus	++	+	++	-	0	++	0	- -	- -	-	-

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Site 19: North West Harwell Oxford Campus	+	+	++	- -	-	++	0	-	- -	-	-
Site 1: North Abingdon	++	++	++	+	+	++	0	-	-	-	0/?
Site 3. South West Botley	++	+	+	0	+	+	0	- -	-	- -	0/?
Site 22: South Cumnor	+	+	+	0	+	+	-	-	-	-	-
Site 25: South Kennington	+	+	+	0	-	+	-	0	-	-	0/?
Site 28: North West Radley	+	+	+	0	+	+	0	0	-	-	0/?
Site 29: North Radley	+	+	+	0	+	+	0	- -	-	-	0/?
Site 36: South Wootton	+	+	0	+	0	+	- -	-	-	- -	0/?
Site 37: North Wootton	+	+	0	+	0	+	- -	-	-	- -	0/?
Site 42: North West Abingdon	+	++	+	+	++	++	0	0	-	-	-
Site 43: East Wootton	+	+	+	+	0	+	-	-	-	- -	0/?
Site 48: Kingston Bagpuize East	+	+	+	0	-	0	-	0	-	- -	-
Site 49: Kingston Bagpuize South	+	+	+	-	-	0	-	- -	-	- -	0 / ?
Site 50: North West Harwell Oxford Campus	++	+	++	-	-	++	-	-	-	-	0

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Site 51: South of Harwell Campus	+	0	- -	- -	-	+	-	- -	- -	-	-
Site 52: Oxford Garden City	++	++	- -	+	-	+	?	- -	-	- -	-
Site 53: South West Shrivenham	+	++	+	+	-	0	+	0	-	-	-
Site 54: South Radley	+	0	+	0	-	+	0 / ?	-	-	-	-
Site 55: East Hanney	+	+	+	0	0	+	- -	- -	-	-	0 / ?

APPENDIX 7: ASSESSMENT OF STRATEGIC SITES (MARCH 2013 SA)

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
1	++	++	++	++	++	++	++	++
Provide sufficient suitable homes including affordable homes.	Large, suitable and readily developable and capable of accommodating a large proportion of the housing and affordable housing development needed in one, accessible edge of town location. Site could directly enable provision of Wantage Eastern Link Road.	Large, suitable and readily developable and capable of accommodating some of the housing and affordable housing development needed in an accessible edge of town location. Timing/delivery dependent upon prior provision of Wantage Eastern Link Road to which the site would need to contribute.	Large, suitable and readily developable and capable of accommodating some of the housing and affordable housing development needed in an accessible edge of town location. Timing/delivery dependent upon prior provision of Wantage Eastern Link Road to which the site would need to contribute.	Large, suitable, readily developable and capable of helping to accommodate the housing and affordable housing development needed.	Large, suitable and readily developable and capable of accommodating a large proportion of the housing and affordable housing development needed in one, accessible edge of town location. Site could directly enable part of the HSLR.	Suitable and readily developable and capable of accommodating some of the housing and affordable housing development needed. Now that it is combined this option is able to provide sufficient homes to meet New Growth Point expectations on its own.	Large, suitable, readily developable and capable of accommodating some of the housing and affordable housing development needed in an accessible edge of town location.	Large, suitable, readily developable and capable of accommodating some of the housing and affordable housing development needed in an accessible edge of town location.
2	++	+	+	+	++	++	++	+
Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Site is approximately 2km from town centre facilities. Mixed-use site would deliver shops and services at the community centre, and	The site is approximately 1.2km from town centre facilities is the closest of the Wantage/Grove sites to the proposed secondary school on Grove airfield.	Comparatively further from town centre services (approximately 3.4km) but accessible by existing bus services and local facilities also available in	Site is within close proximity to a number of community facilities within Harwell Oxford including a primary school to the south, a shop, bank, post office,	The site is close to the proposed secondary school and district centre at GWP. Reasonably proximity to the facilities within the town centre.	This option would result in housing further away from the proposed facilities and those planned at GWP. Site would deliver a neighbourhood centre including	Approximately 1km on foot to town centre facilities, and 600-800m to existing secondary school and leisure centre. Site is adjacent to a health centre and	Approximately 1.5km to town centre facilities, and approximately 600m to the existing secondary school and leisure centre. The area

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
	improvements to or replacement of the Wantage Leisure Centre.		Grove. Site would deliver mixed-use development and contribute to improvements or replacement of the Wantage Leisure Centre.	leisure facilities and open space. Higher order facilities including the secondary school planned at GWP in Didcot are nearby but further than walking distance. Site would deliver community infrastructure, shops and services on-site including leisure facilities and a convenience store.		local shops, facilities and a community centre.	local shop. Site would deliver mixed-use development which could improve accessibility to services.	east of Coxwell Road has particularly good access to these facilities.
3	++	+	+	+	++	++	++	+
Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.	Directly enables provision of Wantage Eastern Link Road which would have consequential benefits in reducing traffic congestion especially in Wantage. Bus services on western and southern edges and scope to provide new services along	Best proximity to town centre services of the Wantage sites and closest to proposed Grove secondary school. Existing bus route on eastern boundary. Depends upon but does not directly enable the Wantage Eastern Link Road.	Further from Wantage town centre services but accessible by existing bus services and via Letcombe Brook footpath, which it could extend, and local services in Grove are nearby. Good bus services on eastern boundary, but western parts of the site are more distant with	Site is within close proximity of bus links along the A4185 and a loop within the campus is proposed. There are a number of pedestrian routes within the site and to Chilton village. There is an established National Cycle Route between Wantage and Didcot.	Directly enables part of the provision of the HSLR which would reduce congestion on the surrounding strategic road network. Site has good access to public transport and provision would be made for a through-public transport service together with a range of	Directly enables part of the provision of the HSLR which would reduce congestion on the surrounding strategic road network. Site has good access to public transport and provision would be made for a through-public transport service together with a range of	Good public transport links on the northern edge of site to the town centre, and larger settlements of Swindon and Oxford. The town centre, secondary school, leisure centre and employment locations are all within 1km, accessible on foot and by bicycle.	Slightly less frequent bus service, but runs through the centre of the site, so accessible to all. Approximately 1.5km to town centre facilities, accessible on foot and by cycle. Site is within 1.5km of the secondary school, leisure centre and employment locations, which

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
	Wantage Eastern Link Road. Site is approximately 2km from town centre facilities and 2km from the proposed secondary school on Grove airfield. The measurement is 'as the crow flies'		little prospect of a through-site route until an internal link road is provided to later, northern phases of Grove Airfield. Depends upon but does not directly enable the Wantage Eastern Link Road.		pedestrian and cycle linkages through to GWP and Didcot town centre. There are opportunities to improve access to Milton Park via either a new pedestrian/cycle bridge or improved underpass beneath the railway. There is a rail station at Didcot.	pedestrian and cycle linkages through to GWP and Didcot town centre. There are opportunities to improve access to Milton Park via either a new pedestrian/cycle bridge or improved underpass beneath the railway. There is a rail station at Didcot. Must be delivered with Didcot A.		are located for the area east of Coxwell Road.
4	++	+	++	+	-	-	++	+
Improve the health and well-being of Vale residents	Approx. 1.5 km to Health Centre. Approx. 2.5 km to Wantage Leisure Centre. Improved public open space and recreational facilities would be provided on-site,	Closest proximity to the proposed Community Park on the Grove Airfield development which will include leisure facilities. The line of the Wilts & Berks Canal runs through the site which could form a pleasant feature of any development.	Approx. 2.3 km by foot to Health Centre (3.1 km by car). Approx. 4.5 km to Wantage Leisure Centre. Improved public open space and recreational facilities would be provided on-site,	Sports pitches are currently available on the wider Harwell Campus site, although access arrangements would need to be clarified. Leisure facilities to be expanded or potentially re-provided at the local centre as part of the development.	It would be difficult to provide links to open space in the countryside as it is surrounded by development and major roads. It would also result in a loss of countryside open space for existing residents. There is a substantial amount of open space separating	It would be difficult to provide links to open space in the countryside as it is surrounded by development and major roads. It would also result in a loss of countryside open space for existing residents. There is a substantial amount of open space separating	Site is large enough to provide extensive public open space on site on land not suitable for housing. It is 700m to Folly Park and existing playing fields, and 400 m to an existing play area. Additional playing fields are also proposed north of Folly Park.	Site is large enough to provide public open space on site and is 350 m to an existing play area.

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
				Improved public open space and recreational facilities would be provided on-site,	Great Western Park and the site which could mitigate this and provide benefits in terms of access to open space.	Great Western Park and the site which could mitigate this and provide benefits in terms of access to open space.		
5	+	+	+	+	+	+	+	+
Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Approximately 600 m to Charlton primary school. Site would provide contributions towards a new secondary school at Grove Airfield and the provision of a 2 form of entry primary school on-site.	Approximately 600 m to Stockham primary school Close to the secondary school proposed to the south at Grove Airfield.	Currently approximately 500 m to Grove C of E primary school, but there is a possibility that this will be moved to a location on Grove Airfield, which will be further from site C/D. Site would lead to the provision of a 1 form of entry primary school on-site.	Site is within close proximity to the primary school at Chilton Fields to the south which would need to be expanded. Site would provide contributions towards expansion of Chilton Primary School and the expansion of Great Western Park Secondary School	Site is close to the secondary school proposed at GWP and would need to contribute towards its expansion.	Site is close to the secondary school proposed at GWP and would need to contribute towards its expansion. Site would provide two primary schools on-site, contributions towards enlargement of the secondary school at Great Western Park and contributions towards a Special Educational Needs school.	The site is approximately 850 m to the secondary school. Site would lead to provision of a primary school on-site and contributions towards extension or the improvement of Faringdon Community College. There is an opportunity for a new access to the secondary school from the proposed development site, along with direct linkages between the proposed new primary school and the existing secondary school which are both	Site is approximately 650 m to the secondary school.

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
							managed by the same academy trust.	
6	++	++	++	++	++	++	++	+
Support a strong and sustainable economy within the Vale's towns and rural areas.	Site is within the Science Vale UK area and has good access to proposed job growth at Milton Park and Harwell Oxford. Closest and most convenient site for accessing job opportunities the Science Vale UK area.	Site is within the Science Vale UK area and approximately 1 km to job opportunities at Crown, Cork and Seal.	Site is within the Science Vale UK area. Approximately 1 km to Williams F1 business site. The site also includes a proposed business park of 6ha within the site, a benefit albeit not actively sought on the local alternative sites due to relative proximity to Science Vale UK employment areas. This employment land provision would benefit both proposed strategic sites and the existing settlements.	Site is within the Science Vale UK area adjacent to the job growth and development planned at Harwell Oxford and would support and enhance the services and facilities within the site. It also has a frequent bus service to proposed job growth at Milton Park and Didcot.	Site is within the Science Vale UK area and has good access to proposed job growth at Milton Park and Harwell Oxford. It is also within easy access of a range of employment opportunities within Didcot town centre.	Site is within the Science Vale UK area and has good access to proposed job growth at Milton Park and Harwell Oxford. It is also within easy access of a range of employment opportunities within Didcot town centre.	Additional housing development will help support Faringdon town and its businesses. The site is approximately 600 m to existing and allocated employment areas on Park Road and includes 3 hectares of additional employment land.	Additional housing development will help support Faringdon town and its businesses. Site is approximately 1.5 km to employment sites in Faringdon.
7	0	-	-	-	0	0	0	0
Improve and protect the natural environment	This site is not designated as a wildlife site and has no known	Site is not designated as a wildlife site and has no known	Site is not designated as a wildlife site and has no known	This site whilst partly PDL including derelict housing and land	This site is not designated as a wildlife site and has no known	This site is not designated as a wildlife site and has no known	This site is not designated as a wildlife site, has no known	This site is not designated as a wildlife site, has no known

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
including biodiversity, water and soil quality	biodiversity constraints. It also contains no designated watercourses.	biodiversity constraints although the Wilts & Berks Canal runs through it and this together with the habitats alongside it would need to be protected and enhanced. There is a Tree Preservation Order within the site that would need protecting. Mitigation: Development policies for this site should include those to protect and enhance t the Wilts and Berks canal and associated habitats.	biodiversity constraints. However the habitats along the Letcombe Brook would need to be protected. Development would need to allow for a minimum buffer of 50 metres either side (100m total) of the brook (where possible) in order to facilitate a rich wildlife corridor allowing species migration along the brook and surrounding habitat. Mitigation: Development policies for this site should include those to protect and enhance the Letcombe Brooke and associated habitats.	with some residual contamination contains a number of habitats with a potential to support a range of protected or notable species. The site contains Bee Orchids which may require translocation. Under the WFD the groundwater in this area has been identified as poor quality. Mitigation: Development policies for this site should include those to protect and enhance habitats and species of biodiversity value on and around the site. Polices should also reflect the potential for contamination and taking appropriate remedial action.	biodiversity constraints. It also contains no designated watercourses.	biodiversity constraints. It also contains no designated watercourses.	biodiversity constraints and there are no designated water courses on site. The adjacent SSSI is of geological rather than biodiversity interest, and is considered that the effects of developing this site would not impact on the SSSI status. There may also be land contamination from Rogers concrete and the former Whitecross metals which would need remediation. Mitigation: Development policy should reflect the proximity of the SSSI. Polices should also reflect the potential for contamination and taking	biodiversity constraints and there are no designated water courses on site. The former Whitecross metals landfill is adjacent to the site and would need further investigation and possible remediation.

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
							appropriate remedial actions.	
8	-	- -	-	--	-	--	-	- -
Protect the cultural heritage and provide a high quality townscape and landscape.	Parts of the site, notably the northern and western area is of high landscape value. However this area would undergo significant change in any case due to the construction of the Wantage Eastern Link Road. Part of the site is adjacent to the Charlton conservation area. The Historic Landscape Character of the site is modern reorganised enclosure; 20th Century reorganised enclosure and modern allotment gardens. Post-medieval crofts adjacent to the	Site is of low landscape value. However it is located within important open land between the town and East Challow and Grove. The setting of the Wilts & Berks Canal and the traditional buildings at Stockham Farm would also need to be protected. This site still requires delivery of the Wantage Eastern Link Road which will impact upon the landscape.	East of the site is of low landscape value and western part is of medium value. Grove conservation area lies to the south of the site. Parts of the site have revealed presence of archaeology and mitigation would be needed. Whilst least harmful of the local alternatives on a standalone basis this site nevertheless still requires delivery of the Wantage Eastern Link Road which will impact upon the landscape. The Historic Landscape Character of the site is early 20th century reorganised	Area is within the AONB with views from the Ridgeway, but established tree planting helps to visually contain the proposed development. The Historic Landscape Character of the site is a large irregular field that was used for the creation of a military airfield (RAF Harwell). **Mitigation:** additional planting and landscaping including open space should be included in any development specific polices. Development should retain the historic field pattern, tree belts and hedgerows	Landscape would need protecting along A34 and on land adjacent to A4130. The setting of Cow Lane is also sensitive. There are no known archaeology constraints although a further study would be needed. Development of the site would reduce the gap between Didcot and Harwell village. **Mitigation:** the development of this site should include a buffer which would minimise impact on sensitive landscape areas.	The site rises steeply up to the Downs and is visibly sensitive because of a lack of planting and its open character. There are no known archaeological constraints. Development of the site would reduce the gap between Didcot and Harwell village. **Mitigation:** the development of this site would include a buffer which would reduce impact on sensitive landscape areas.	Due to the visual prominence of the site, development would have a negative impact on the landscape including views of the Folly. The Historic Landscape Character of the site is 19th century extractive works and modern reorganised enclosure. **Mitigation:** Extensive landscaping and care regarding the siting and height of development would be necessary to minimise the visual impact of development. Development should retain the historic field pattern, tree belts	Development on this site would be highly intrusive to the landscape, especially to the west of Coxwell Road where a wooded bund forms the settlement edge (but also on higher land to the east of Coxwell Road). Development would erode the gap between Faringdon and Great Coxwell.

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
	site have been allowed to revert to woodland. **Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.		enclosure; modern reorganised enclosure; late 19th Century reorganised enclosure; rural farmsteads and a post medieval route way (Cow Lane) forming the western boundary of the site.**Mitigation** Development should retain the historic field pattern, tree belts and hedgerows within the site.	within the site.			and hedgerows within the site.	
9	-	-	-	-	-	-	-	-
Reduce air, noise and light pollution.	Potential noise and air impacts from increased traffic on the A417. **Mitigation:** Noise modelling of traffic on the A417 would be required and noise barriers may be needed between the new	Potential noise and air impacts from increased traffic on the A417. **Mitigation:** Noise barriers may be required around the adjacent employment site and contamination	Potential noise and air impacts from increased traffic on the A338. Odour from the sewage works could be a problem on part of the site. Ground contamination from sewage works, Williams F1 and filling	There are noise and air quality issues along the A34. Although the site is well set back from it the development of the site may increase traffic flows on the A34. **Mitigation:** Any development on the site should	There are noise and/or air quality issues along the A34, railway and A4130, and potentially the new HSLR could add to them (this will need further investigation). There may be some land contamination that needs	There are noise and air quality issues along the A34, and potentially the new HSLR could add to them (this will need further investigation). There may be some land contamination that needs investigation.	There is potential for noise and air pollution from the A420. **Mitigation:** Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more	There is potential for noise and air pollution on the east side of Coxwell Road from the A420. **Mitigation:** A noise barrier would be required as would a Green Transport Plan or similar to reduce

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
	Wantage Eastern Link Road and the new housing to minimise exposure of people to noise pollution. Possible contamination from the electricity sub-station would need to be investigated and an electromagnetic field survey would be required because of a telecoms mast to the north of the site. Design measures and site specific policies should reflect the potential pollution effects of developing this site. Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a	from former military land may need mitigation measures. Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport.	station may also have negative effects on this objective. **Mitigation:** Noise barriers may be required along the railway and industrial site. Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport.	include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport.	investigation. **Mitigation:** Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport. Policies for this site should require developers to mitigate for all adverse effects identified.	**Mitigation:** Any development on the site should include a Green Travel plan or similar scheme to reduce car usage and encourage a shift to more sustainable modes of transport. Policies for this site should require developers to mitigate for all adverse effects identified.	sustainable modes of transport.	the impacts of increased traffic flows.

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	**W&G B**	**W&G C/D**	**Harwell**	**Did A**	**Did A+B**	**Far A**	**Far B**
	shift to more sustainable modes of transport.							
10	-	-	-	-	-	-	- -	-
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency.	The site is a Greenfield site and an increased population will lead to increased waste, energy and resource use, and emissions. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.	The site is a Greenfield site and an increased population will lead to increased waste, energy and resource use, and emissions. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.	The site is a Greenfield site and an increased population will lead to increased waste, energy and resource use, and emissions. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.	This site is a mixture of greenfield and brownfield land. Water use and waste produced is also likely to increase due to the increase in population. There would be an increase in the amount of resources used during the construction period. Site can be served relatively easily for sewage. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce	The site is a Greenfield site and an increased population will lead to increased waste, energy and resource use, and emissions. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.	The site is a Greenfield site and an increased population will lead to increased waste, energy and resource use, and emissions. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.	The site is a Greenfield site and an increased population will lead to increased waste, energy and resource use, and emissions. The water supply would also need upgrading. Development on this site could possibly sterilise a potential mineral resource. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce	The site is a Greenfield site and an increased population will lead to increased energy and resource use, and emissions. The water supply on site would also need upgrading. **Mitigation:** Development management policies should set out a stringent set of criteria that proposed development should meet in order to reduce natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a

Appendix 7: Assessment of Strategic Sites

SA Objective	Site							
	W&G A	W&G B	W&G C/D	Harwell	Did A	Did A+B	Far A	Far B
				natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.			natural resource consumption in and increase efficiency. Alternatively, such criteria could form part of a standalone 'sustainable construction' policy.	standalone 'sustainable construction' policy.
11	-	-	- -	0	-	-	-	-
Increase resilience to climate change and flooding	Site is grade 2 and 3a agricultural land. No flooding issues.	Site is grade 2 and 3a agricultural land. No flooding issues.	Site is grade 2 and 3a agricultural land. Part of the site is within the flood plain and there are issues of on-site standing surface water.	The site is not located in a flood zone and is not agricultural land.	About 45% of the site is Grade 3a agricultural land. Land outwith but adjacent to the northern part of the site is within flood zone 2 and 3.	Site is Grade 2 and 3a agricultural land. Land outwith but adjacent to the northern part of the site is within flood zone 2 and 3.	Site is grade 2 and 3a agricultural land. There are no flooding issues on this site.	Site is grade 3 agricultural land. There are no flooding issues on the site.

Conclusions:

When comparing sites, it is important that a comparable assessment is undertaken. In the case of the 'strategic sites' we have appraised sites within broad locations i.e. Wantage and Grove A, B and C/D etc. and have provided a view of which of those sites performs the best in terms of sustainability. However, we have not compared 'across the piste' for all broad locations as different sites offer different attributes and are therefore not mutually exclusive e.g. Didcot, as an industrial site with high levels of economic land allocated is not comparable to a greenfield site allocated for housing.

Wantage

Taking social, economic and environmental factors together, Site A ranks as the most sustainable of the alternatives in Wantage and Grove. It is big enough to take sufficient homes to achieve economies of scale in school and service provision including a full, two-form entry primary school. It would also directly enable provision of the Wantage Eastern Link Road (WELR), a strategic transport infrastructure priority for the wider Science Vale UK area. The site has landscape and visual prominence disadvantages relative to alternatives in the area, this should be seen in the context of the impact that would arise from the Wantage Eastern Link Road, which would still need to be provided anyway. The landscape and visual impact of development at Crab Hill could be mitigated, for example by the country park proposed.

Site C/D as currently promoted is not big enough on its own to be an alternative to NE Wantage, although it could be in combination with other sites around Wantage however as a package these would not have the same advantages in terms of economies of scale in infrastructure/service provision. The site is visually less prominent and less harmful to landscape character than either of the other Wantage alternatives. It includes areas of Letcombe Brook flood plain and suffers from some standing surface water but these disadvantages appear capable of mitigation.

Site B is also not big enough alone to be an alternative to Crab Hill and would also need the WELR to be provided.

Harwell Oxford Campus

The site, due to its location adjacent to part of the Enterprise Zone, could benefit from positive effects in terms of access to jobs. Whilst further from higher order services there are local facilities available nearby and scope to enhance them through development, and existing bus service connections. The site lies within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) but it is partly previously developed land and is an allocated employment site in the Vale Local Plan 2011. There would be some landscape impact from development but this can be mitigated by design, layout and structural landscape planting.

Didcot

Site A is in close proximity to and is well placed to provide essential housing supply support to the Enterprise Zone sites at Milton Park and Harwell campus, which are key strategic economic growth priorities within the Science Vale UK area. It is acknowledged that Site B may be needed if Site A cannot accommodate the entire housing requirement and supporting infrastructure. Development at Site B would be more prominent and harmful in visual/landscape terms than Site A, especially the southernmost parts rising towards the edge of the Downs AONB.

Faringdon

Site A is the most sustainable of the Faringdon alternatives. It is a well contained site clearly defined and contained by surrounding development and the A420, to which it has excellent access. It is also easily accessible to a range of services and facilities within the town. It is however visually prominent from the south leading to potential negative effects.

Site B is more prominent with greater and potentially significantly adverse landscape and visual impact, especially west of Coxwell Road (Steed's Farm) and on higher ground near the town boundary. This location is not as well placed as Site A for access to the town's employment areas and various facilities, although still reasonably close, especially east of Coxwell Road.

APPENDIX 8: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: SHORT TERM SITES (2014 INTERIM SA)[14]

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
1	++	++	+	+	+	++	+	+	+
Provide sufficient suitable homes including affordable homes.	Site can provide an indicative 635 homes, in an accessible edge of market town location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner. Potential sewage capacity issues	Site can provide an indicative 800 homes, in an accessible edge of market town location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner. Potential sewage capacity issues	Site can provide an indicative 315 homes, in an accessible edge of village location at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.	Site can provide an indicative 215 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.	Site can provide an indicative 290 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.	Site can provide an indicative 790 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.	Site can provide an indicative 500 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.	Site can provide an indicative 220 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.	Site can provide an indicative 290 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site is capable of being delivered in the short-term which could help to meet housing need (both market and affordable) sooner.

[14] Of the non-Green Belt and AONB sites; officers made an initial judgement as to whether these sites would be likely to be capable of being delivered in the short term, or whether they had longer term potential. This initial judgement led to the creation of lists of 'short' and 'long' term sites; Tables A4.3B and A4.3C-D respectively.

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
	may delay short-term delivery.	may delay short-term delivery.							
2	++	++	+	+	++	++	+	+	+
Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	The site is in a sustainable location within walking or short cycling distance of a wide range of. The site is 1.4km from Faringdon TC; 850m from local shops; 1.7km from Town Hall; 1.3km from Leisure Centre; 1.5km from Faringdon Junior School; 1.1km from Faringdon Community College and 2.2km from the nearest GP. Faringdon acts as a hub in the	The site is in a sustainable location within walking or short cycling distance of a wide range of services. Site is 1.4km from Faringdon TC; 850m from local shops; 1.7km from Town Hall; 600m from Leisure Centre; 1.6km from Faringdon Junior School; 850m from Faringdon Community College and 1.9km from the nearest GP. Faringdon acts	The site is within cycling distance of a wide range of services however only the village hall and Primary School (600m and 1.1km respectively) are within walking distance. The site would rely on access to Wantage 2.6km away with no local shops nearer the site. The site is 2.9km to King Alfred's Academy; 2.9km to	The site is within walking distance of a proposed village hall (300m); Primary School (350m) and local shops (700m). The site is 3.9km to Abingdon TC; 6.1km from White Horse Leisure Centre; 3.4km from the nearest Secondary School and 2.7km from the nearest GP; although there are new proposals for a local sports hub in the village	The site is some way distant from Faringdon town centre (8.9km) and Secondary School (8.5km) and the nearest Leisure Centre (Highworth, 6.1km). Site is within short walking distance of other facilities and is 400m from local shops; 650m from Shrivenham Hall; 500m from Shrivenham CofE Primary School and 500m from the	Site is some way distant from Faringdon town centre (8.2km) and Secondary School (7.8km) and the nearest Leisure Centre (Highworth, 5.1km). Site is within short walking distance of other facilities and is 850m from local shops; 600m from Shrivenham Hall; 750m from Shrivenham CofE Primary School and 750m from the	Site is within walking distance of local shops (1.1km); village hall (700m) and Primary School (1.1km) however the site is 6.2km from Faringdon town centre; 6.8km from the nearest Secondary School (Faringdon); and 5.5km from the nearest GP (Faringdon). Development here could help sustain rural service provision in the	The site is within walking distance of local shops (1.1km) and a Primary School (1.1km) however it is some way distant from Abingdon town centre (5.2km); the nearest Leisure Centre (Didcot, 6.6km); from the nearest Secondary School (Didcot, 5.5km); and 6km from the nearest GP (Abingdon). The site is, however, adjacent to a	The site is within walking distance from the nearest local shops (900m); Village Hall (700m) and Primary School (1km). Other facilities are by some way distant including the nearest town centre (Faringdon, 6.4km); Leisure Centre (7.2km, Faringdon); Secondary School (7km, Faringdon) and GP (5.6km, Faringdon). Development

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
	west of the Vale so growth here could improve access to facilities for its rural hinterland.	as a hub in the west of the Vale so growth here could improve access to facilities for its rural hinterland.	Wantage Leisure Centre and 3.8km to the nearest GP. Development at the site could enhance service provision in a Larger Village. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, Leisure Centre and GP to improve access to services and facilities in East Challow.	including cricket and football facilities and a multi-use game area, and a new community hall. Additional development could help maintain and enhance the rural economy in a Larger Village. New development could contribute towards the delivery of the new local sports hub and/or enhance service provision in a Larger Village. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary	nearest GP. Development here could help sustain rural service provision in the western Vale, and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Shrivenham.	nearest GP. Development here could help sustain rural service provision in the western Vale, and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Shrivenham.	western Vale, and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School GP and Leisure Centre to improve access to services and facilities in Stanford in the Vale.	recreation ground and tennis courts. Additional development at the site could maintain and enhance service provision, particularly if investment in Secondary Schools and Leisure Facilities is forthcoming. In the balance, the site is considered to be minor positive due to access to the village centre and other facilities. **Mitigation:** Site should consider the need for new or expanded	here could help sustain rural service provision in the western Vale, and may improve rural service **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, Leisure Centre and GP to improve access to services and facilities in Stanford in the Vale.

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				School and Leisure facilities.				provision for a Secondary School, GP and Leisure Centre to improve access to services and facilities in Sutton Courtenay.	
3	+	++	0	+	+	0	+	0	+
Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	Site is within walking distance of local shops (1.2km) and within a short cycle (1.4km) from Faringdon town centre.	Site is within walking distance to local shops (850m) and a short cycle (1.4km) to Faringdon town centre. The site is very well located for the bus service route 66 to Swindon and Oxford.	The site is located within cycling distance from Wantage town centre (2.6km) with no local shops nearer. The site would be accessed by the A417 and served by bus route 67 between Faringdon and Wantage. Development could improve	Site is 3.9km from Abingdon town centre however is within walking distance (700m) from local shops. This site is located on the A415 and has good access to the A34 at Abingdon and Route 31 bus service. The site has good access to	The site is some way distant to Faringdon (8.9km) although is located within a short walk (400m) of local shops. Significant employment opportunities exist nearby at Shrivenham (e.g. Cranfield University and the Defence	The site is some way distant from Faringdon (8.2km) however it is within walking distance of the town centre. Significant employment opportunities exist nearby at Shrivenham (e.g. Cranfield University and the Defence Academy); and	The site is distant from Faringdon town centre (6.2km) however is within walking distance from local shops (1.1km). The site is relatively distant from employment sites however the site is located close to the bus route 67 corridor from Wantage to	The site is quite distance from Abingdon town centre (5.2km) however is within walking distance from local shops (1.1km). The site is remote from the strategic road network and congestion is an issue at the river crossings; although bus route 32 runs	The site is distant from Wantage town centre (5.3km) however is within walking distance (650m) of local shops; although there are limited amenities in the village. The bus route 67 runs nearby linking to Faringdon and Wantage and

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			public transport availability at East Challow and access to the Market Towns of Faringdon and Wantage. **Mitigation:** Site should seek to ensure connection to the existing bus route and improve access to the Market Towns.	Oxford and Science Vale employment sites although there are limited local amenities in Marcham.	Academy); and Swindon which is a significant sub-regional employment centre. The bus route 66 to Swindon and Oxford is relatively far from the site. **Mitigation:** The site should be designed such that there is as short a walk as possible to bus stops for the route 66 service.	Swindon which is a significant sub-regional employment centre. The site is distant from the Route 66 bus stop for buses to Faringdon, Oxford and Swindon and residents would have some distance to travel to employment at these locations. **Mitigation:** The site should be designed such that there is as short a walk as possible to bus stops for the route 66 service.	Faringdon which should ensure access to two Market Towns and associated employment. **Mitigation:** Site should seek to ensure connection to the existing bus route and improve access to the Market Towns.	nearby which connects Abingdon with Didcot, Harwell Oxford Campus and Wantage with further connections to Culham Science Centre. **Mitigation:** Site should seek to ensure connection to the existing bus route and improve access to the Market Towns and employment sites.	development here could help sustain the service. **Mitigation:** Site should seek to ensure connection to the existing bus route and improve access to the Market Towns.
4	+	++	+	+	+	+	0	0	0

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
Improve the health and well-being of Vale residents.	Site is within walking distance of open space (750m) however Faringdon Leisure Centre (1.3km) and GP (2.2km) are within cycling distance. **Mitigation:** Site should consider the need for new or expanded provision for a GP to improve access to the site.	Site is within walking distance of open space (600m) and a Leisure Centre (600m); however the nearest GP is 1.9km away beyond walking distance. **Mitigation:** Site should consider the need for new or expanded provision for a GP to improve access to the site.	Site is adjacent to an open space containing a playing field, pitch and equipped play area; however the nearest Leisure Centre (2.9km) and GP (3.8km) are within cycling distance. **Mitigation** Site should consider the need for new or expanded provision for a GP and Leisure Centre to improve access to the site.	Site is within walking distance (300m) of open space and is within cycling distance of the nearest GP (2.7km). The nearest Leisure Centre is 6.1km away in Abingdon. **Mitigation** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	Site is some way distant (6.1km) from the nearest Leisure Centre (Highworth); however is 500m from the nearest GP and 600m from the nearest open space; both within walking distance. **Mitigation** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	Site is some way distant (5.1km) from the nearest Leisure Centre (Highworth); however is 750m from the nearest GP and adjacent to the nearest open space; both within walking distance. **Mitigation** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	Site is some way distant (7km) from Faringdon Leisure Centre and the nearest GP (5.5km). The site is within 650m of the nearest open space. **Mitigation** Site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	The site is some way distant from a Leisure Centre (6.6km, Didcot) and a GP (6km); however is adjacent to open space. **Mitigation:** Site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	Site is some way distant from a Leisure Centre (7.2km, Faringdon) and GP (5.6km). The site is 250m from the nearest open space which is within walking distance. **Mitigation** Site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.
5	+	+	0	++	-	-	-	-	-
Reduce inequality, poverty and	Site is 1.5km from the nearest Primary	Site is beyond walking distance for the	Site is within walking distance	Site is within walking distance (350m)	Site is within walking distance	Site is within walking distance (750m)	The site is within walking distance	The site is within walking distance	The site is within walking distance (1km)

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social exclusion in the Vale, and raise educational achievement and skills levels.	School and 1.1km from the nearest Secondary School; on the limit of reasonable walking distance. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	nearest Primary School (1.6km) but within walking distance (850m) of the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	(1.1km) of the nearest Primary School but the nearest Secondary School is beyond walking distance (2.9km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	of the nearest Primary School and from the nearest Secondary School (1.1km). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	(500m) of the nearest Primary School however the nearest Secondary School is some way distant (8.5km away in Faringdon). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	of the nearest Primary School however the nearest Secondary School is some way distant (7.8km away in Faringdon). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	(1.1km) of the nearest Primary School however the nearest Secondary School is some way distant (6.8km away). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	(1.1km) from the nearest Primary School however it is some way distant (5.5km) from the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	of the nearest Primary School however is some way distant (7km) from the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.
6	++	++	++	+	0	0	0	+	0

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
Support a strong and sustainable economy within the Vale's towns and rural areas.	Site is 1.4km from Faringdon town centre and 1.6km from the nearest employment site (Park Road Industrial Estate). The site is close to existing and proposed employment opportunities at Faringdon and would support the self-sufficiency of a Market Town which serves a wider rural catchment.	Site is 1.4km from Faringdon town centre and 1.4km from the nearest employment site (Park Road Industrial Estate).The site is close to existing and proposed employment opportunities at Faringdon, in particular the proposed strategic employment site south of Park Road, Faringdon. Development at the site would support the self-sufficiency of a Market Town which serves a wider rural catchment.	Site is 2.6km from Wantage town centre and 850m from the nearest employment site (Wantage and Grove Estate). The site is located close to SVUK and other employment sites in Wantage and Grove which will help support the local economy.	Site is 3.9km from Abingdon town centre and 2.7km from the nearest employment site (Abingdon Business Park). A number of employment sites are slightly further afield in Abingdon. The site is located near a number of existing and future employment opportunities, and development would likely improve and enhance the economic role of Marcham.	Site is some way distant (8.9km) from Faringdon town centre and 2.7km from the nearest employment site (Shrivenham Hundred Business Park). Development at Shrivenham would likely maintain and enhance the existing role of the village however the distance to the nearest strategic employment sites could result in out-commuting. **Mitigation:** Improve public transport links between	Site is some way distant (8.2km) from Faringdon town centre and 2km from the nearest employment site (Shrivenham Hundred Business Park). Development at Shrivenham would likely maintain and enhance the existing role of the village however the distance to the nearest strategic employment sites could result in out-commuting. **Mitigation:** Improve public transport links between	Site is some way distant (6.2km) from Faringdon town centre and SVUK; and is 1.4km from the nearest employment site (White Horse Business Park). Development at Stanford in the Vale would likely maintain and enhance the economic role of the village however residents at the site would likely need to out-commute to work. **Mitigation:** Improve public transport links between Stanford in the Vale and other	Site is 5.2km from Abingdon town centre and 1.4km from the nearest employment site (Milton Park). Other employment opportunities exist at premises around Didcot Power Station. The site is located near considerable existing and future employment opportunities, and development would likely improve and enhance the economic role of Sutton Courtenay.	Site is some way distant (6.4km) from Faringdon town centre. The site is adjacent to an employment site (White Horse Business Park) however the site is distant from SVUK. Development at Stanford in the Vale would likely maintain and enhance the economic role of the village however residents at the site would likely need to out-commute to work. **Mitigation:** Improve public transport links between

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	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
					Shrivenham and Faringdon in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	Shrivenham and Faringdon in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	Market Towns in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).		Stanford in the Vale and other Market Towns in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).
7	0	0	-	-	-	- -	0	0	0
Improve and protect the natural environment including biodiversity, water and soil quality	The site is not constrained in terms of the natural environment. The site is within 500m of Waterloo Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable	The nearest SSSI (Wicklesham and Coxwell Pits) is 100m away; however it is designated for its geological interest rather than biodiversity. Development of this site is not anticipated to adversely affect the SSSI. The site is within 1km of	The site is not constrained in terms of the natural environment; however the site includes part of the Wilts and Berks Canal which could contain some protected species such as the Great Crested Newt. Potential minor negative effect. The HRA concludes that	The site contains no formal biodiversity or natural environment designations however the site does contain potential ecological constraints in terms of protected species. **Mitigation** Detailed surveys will be	Site is within the Great Western Community Forest. Opportunity for landscape improvements and improvements to biodiversity through GWCF. Great Crested Newts have been recorded on-site. There are also good specimen trees which will need	The site is adjacent to a Tuckmill Meadows SSSI which is 'unfavourable recovering'. Tuckmill Meadows are of interest for their remnants of calcareous fen and complex of neutral and calcareous grassland. LPP1 Core Policy 26 (Conservation	The site is not constrained in terms of the natural environment.	The site is not constrained in terms of the natural environment.	The site is not constrained in terms of the natural environment.

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	drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse effect.	Waterloo Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse effect.	there is a small risk of increased recreational pressure on Hackpen Hill SAC from this site which may trigger the need for enhanced access management to the site. **Mitigation** Detailed surveys will be required. The council should be prepared to contribute to any enhanced access management that might be identified by Natural England in future as stemming from	required.	to be retained. **Mitigation** Mitigation for the Great Crested Newts may be required (possible relocation). Good specimen trees should be retained.	and Improvement of Biodiversity) would apply, which would not permit development that damages SSSIs; however it is considered that development at the site would likely lead to negative effects through additional visitor pressure on the SSSI and potentially disturbance to vegetation at a site which is currently 'unfavourable recovering'. **Mitigation:** Site should contribute towards the management of			

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			an increased local population.			the SSSI, in line with Core Policy 36. An adequate ecological buffer zone should be considered to avoid impacts on the SSSI.			
8	- -	+	- -	-	0	-	- -	-	0
Protect the cultural heritage and provide a high quality townscape and landscape.	The site is not constrained in terms of cultural heritage. The landscape study recommends that the majority of the site is unsuitable for development on landscape and visual grounds, and only a very small area to the north east of the site would be	The landscape study recommends that the site is acceptable in landscape and visual grounds with the exclusion of a small area to the south of Steeds Farm. The nearest Listed Building is 150m away and the site is 600m from Great Coxwell	The landscape study recommends that the site is of medium/low landscape capacity. Only the eastern section of the site is suitable on landscape and visual grounds. The site is adjacent to an SAM. The site is within 50m of three Listed	The landscape study recommends that the majority of site is suitable on landscape and visual impact grounds, excluding land to the east of the site. The site is approximately 100m from the Marcham Conservation Area and the	The landscape study recommends that the site is of medium/high landscape capacity. The site is less than 50m from the Shrivenham Conservation Area, which could lead to negative effects in terms of the setting of the Conservation Area. The	The landscape study recommends that only the southern part of the site suitable on landscape and visual impact grounds. The site is adjacent to Shrivenham Conservation Area and the nearest Listed Building is 25m away. There is the potential for	The landscape study recommends that only a very small area at the south of the site is suitable for development on landscape and visual grounds. A small part of the site is within the Stanford in the Vale Conservation Area and the nearest Listed	The landscape study recommends that the whole site is suitable for development on landscape and visual impact grounds. The site is approximately 100m from the Sutton Courtenay Conservation Area and the nearest Listed Building is	The landscape study recommends that the site has medium/high landscape capacity across the entire site. The site is not constrained in terms of cultural heritage. The Historic Landscape Character of the site is modern reogranised

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	suitable for development. It should be noted that the site presents an opportunity for landscape improvements through the Great Western Community Forest. The Historic Landscape Character of the site is rural farmstead, modern reorganised enclosure; post medieval reorganised enclosure and late 18th century piecemeal ensloure. **Mitigation:** Only part of the site should be taken forward in order to avoid	Conservation Area. The site is likely to be sufficiently distant from these Listed Building and Conservation Area as to avoid significant negative effects, in combination with the requirements of Core Policies 37 (Design) and 38 (Historic Environment). The site presents an opportunity for landscape improvements through the Great Western Community Forest. The Historic Landscape Character of	Buildings and has the potential to lead to negative effects in terms of the setting of the SAM and Listed Buildings; however Core Policies 37 (Design) and 38 (Historic Environment) would apply which would reduce the significance of negative effects. The site is crossed by the historic route of the Wilts and Berks Canal. Development of the site could adversely affect the canal; however if the site is developed in	nearest Listed Building is approximately 25m away. There is the potential for development at Marcham to adversely affect the setting of the Listed Building and Conservation Areahowever Core Policies 37 (Design) and 38 (Historic Environment) would apply and likely prevent any significant negative effects. It should be noted that minor negative effects could still occur though for the setting of the listed building (Marcham	effects are not likely to be significant due to the requirements of Core Policies 37 (Design) and 38 (Historic Environment). The site presents an opportunity for landscape improvements through the Great Western Community Forest. The Historic Landscape Character of the site is modern amalgamated enclosure and reorganise enclosure. **Mitigation:** A design guide or similar for the site could	negative effects in terms of the setting of the Conservation Area and Listed Building; however the effects are not likely to be significant due to the requirements of Core Policies 37 (Design) and 38 (Historic Environment). The site presents an opportunity for landscape improvements through the Great Western Community Forest The Historic Landscape Character of the site is modern amalgamated enclosures, 19th	Building is 25m away. There is the potential for significant negative effects for the setting of the Conservation Area, the Listed Building and its setting, depending on the design of the scheme. The effects are not likely to be significant due to the requirements of Core Policies 37 (Design) and 38 (Historic Environment). The Historic Landscape Character of the site is modern reorganised enclosure. **Mitigation:**	approximately 150m away. Development at the site has the potential to adversely affect the setting of the Conservation Area. Core Policies 37 (Design) and 38 (Historic Environment) would apply, which should likely prevent any significant negative effects; however minor negative effects may still occur. The Historic Landscape Character of the site is modern reorganised enclosure and a recreation ground.	enclosure and modern garden centre/nursery. **Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.

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	adverse landscape and visual effects. Development excluding this area could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	the site is modern reorganised enclosure and late 18th century piecemeal enclosure. **Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.	line with Core Policy 39 of LPP1, this could help restore the section of the canal that runs through the site, resulting in significant positive effects for the canal. The Historic Landscape Character of the site is 19th Century planned enclosure. A disused 19th Century canal runs through the site. An area to the east is now modern woodland pasture. There is an area of ridge and furrow in the site.	Priory) and Conservation Area. The Historic Landscape Character of the site is planned enclosure of Marcham Common in the 19th Century. Only two internal boundaries have been lost since 1920. **Mitigation:** The retention of an area of open, rural approach to Marcham is desirable. The semi-rural setting of Marcham Priory is an important element of the site and should be retained.	identify design criteria in order to identify what would be acceptable in the setting of Shrivenham Conservation Area and to prevent significant negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	century reorganised enclosures and 18th century piecemeal enclosure. **Mitigation:** A design guide or similar for the site could identify design criteria in order to identify what would be acceptable in the setting of Shrivenham Conservation Area and the Listed Building to prevent negative effects. Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. The retention of	A design guide or similar for the site could identify design criteria in order to identify what would be acceptable in the setting of Stanford in the Vale Conservation Area and the Listed Building to prevent negative effects. Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. The retention of an area of open land as the setting to the Conservation Area is desirable. This	**Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site. Development proposals should take into account the setting of the Conservation Area.	

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SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
			Mitigation: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects and affecting the setting of cultural heritage. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	Development should retain the historic field pattern, tree belts and hedgerows within the site.		an area of open land as the setting to the Conservation Area is desirable. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.		
9	-	-	-	-	-	-	-	-	-
Reduce air, noise and light pollution	The scale of development at the site would likely generate additional vehicle	The site is adjacent to the A420 which could lead to increased traffic (and associated	The site is adjacent to the A417 which could lead to negative amenity effects	The scale of development at the site would likely generate additional vehicle	The scale of development at the site would likely generate additional vehicle	The site is adjacent to the A420 which could lead to increased traffic (and associated	The scale of development at the site would likely generate additional vehicle	The scale of development at the site would likely generate additional vehicle	The site is adjacent to White Horse Business Park and is within 250m of a

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SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate	air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for	for residents nearest the road. The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate	air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate	quarry which could lead to negative amenity effects for future residents adjacent to the site. The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
	significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A420 and new housing at the site to prevent noise impacts on new dwellings.	assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A417 and new housing at the site to prevent noise impacts on new dwellings.	significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A420 and new housing at the site to prevent noise impacts on new dwellings.	significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers and/or screening may be required between the White Horse

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
									Business Park, quarry and new housing at the site to prevent amenity impacts on new dwellings.
10	-	-	-	--	-	-	--	-	-
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Development on this site	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Development on this site	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	could possibly sterilise a potential mineral resource. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development. The Council should require that, for strategic sites	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	could possibly sterilise a potential mineral resource. **Mitigation** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity,	support anticipated wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional wastewater infrastructure may be required to support the development.	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
				that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.			transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.		
11	-	-	0	0/?	-	0/?	-	-	-

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
Increase resilience to climate change and flooding	The site 25.5ha of Greenfield land split approximately 25% Grade 2 and 75% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by	The site is 32ha of Greenfield land split approximately 30% Grade 2 and 70% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. There is a small area to the south of the site which is susceptible to surface water flooding. This would need to be investigated within a Flood Risk Assessment. The site is over 1ha in size and located within Flood Zone 1; therefore a site-	The site is 12.7ha of Greenfield land split approximately 5% Grade 2, 20% Grade 3 and 75% Grade 4 Agricultural Land. Developing this site would result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not	The site is 8.6ha of Greenfield land split approximately 95% Grade 3 and 5% Grade 4 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile Land. Site adjoins an area of Flood Zone 3 land. Site has the potential to increase flood risk through increased surface water runoff; however this is capable of being mitigated	The site is 11.6ha of Greenfield land split approximately 80% Grade 2 and 20% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. . The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood	The site is a Greenfield site which contains 31.5ha of Grade 3 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood	The site is 19.9ha of Greenfield land split approximately 40% Grade 2 and 60% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the district and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in size and	The site is a Greenfield site which contains 8.8ha of Grade 2 Agricultural Land. Grade 2 land is the best quality in the district and should be given greatest protection from development. Developing this site result in the loss of the Best, Most Versatile Land. Some surface water flooding was evident in the January 2014 floods. This would need to be investigated through the site-specific FRA. The site is over 1ha in size and	The site is 11.6ha of Greenfield land split approximately 25% Grade 2 and 75% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
	the introduction of impermeable surfaces.	specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	increased by the introduction of impermeable surfaces.	through SuDS techniques in accordance with Core Policy 32 (Flood Risk). There is a small area to the centre of the site which is susceptible to surface water flooding. This would need to be investigated within the site-specific FRA. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not	risk is not increased by the introduction of impermeable surfaces.	risk is not increased by the introduction of impermeable surfaces.	located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	increased by the introduction of impermeable surfaces.

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
				increased by the introduction of impermeable surfaces.					

Summary

The short-term sites would lead to positive effects in terms of providing housing which would contribute towards meeting the Vale's housing need. The additional housing in the Vale, and the additional expenditure and demand for services this would bring, coupled with the location of the sites on the edge of Larger Villages Local Service Centres and Market Towns would help to ensure the availability of services in towns and rural areas. Options 5 and 6 (Faringdon) would lead to significant positive effects through enhancing the quality of services in a Market Town which serves a wider rural area. The accessible location of sites would also help to reduce the need to travel, with the majority of sites leading to significant positive effects through being located within walking distance to the nearest village or town centre. Site 31 would also lead to significant positive effects in terms of housing through delivering a large number of houses in a location that has good access to the A420, Swindon and Faringdon.

The sites should consider the need to provide additional infrastructure in the form of GP surgeries and Leisure Centres, as not all sites were within walking distance of such a facility; and the same is true for schools. A number of sites are some way distant from a Secondary School, with only sites at Faringdon and Marcham within easy reach of a Secondary School.

In terms of the economy, the sites at Faringdon were the most favourable as Faringdon is a Market Town with a number of existing and proposed employment sites in the town. North West East Challow was also appraised to lead to significant positive effects due to its location near numerous employment sites at Wantage/Grove. As such, sites 5 and 6 at Faringdon and 23 at East Challow were appraised to lead to significant positive effects in terms of the economy. Sites which performed poorly for the economy were at Shrivenham and Stanford in the Vale, which rely on travelling to Faringdon for the nearest significant location of employment opportunities.

All sites bar one were appraised to have a neutral effect in terms of biodiversity and the natural environment. This was site 31 (North Shrivenham) which is adjacent to Tuckmill Meadows SSSI, and is likely to have a significant negative effect on the integrity of the SSSI given its unfavourable recovering condition and the likely additional number of visitors. Four sites are likely to lead to negative effects in terms of the landscape due to landscape and visual considerations. These are at South West Faringdon, North West East Challow (both significant); North Shrivenham (all minor) and North Stanford in the Vale (major). Options 6 (South Faringdon) and 30 (South Shrivenham) have high landscape capacity and could lead to positive effects through improvements as part of the Great Western Community Forest.

Six of the sites would lead to negative effects in terms of the efficient use of land as they are on green field land and are on Grade 3 Agricultural Land or higher – the exceptions being Site 23 (North West East Challow); Site 27 (South Marcham) and Site 31 (North Shrivenham). Sites 27 (South Marcham) and 32 (North Stanford in the Vale) would lead to significant

Appendix 8 – Assessment of Strategic Sites Housing Delivery Update – sites with short-term delivery potential									
SA Objective	Site								
	5 South West Faringdon	6 South Faringdon	23 North West East Challow	27 South Marcham	30 South Shrivenham	31 North Shrivenham	32 North Stanford in the Vale	33 East Sutton Courtenay	38 West Stanford in the Vale
negative effects in terms of resource use as they would sterilise a potentially viable mineral resource. In terms of the best-performing site options; these are Sites 6 (South Faringdon) and 30 (South Shrivenham). They would have the greatest positive effect in terms of enhancing the availability of services; and their accessible location would have most beneficial effect through reducing the need to travel, likely increasing self-sufficiency within the district; however their allocation would lead to the loss of some of the best and most versatile land in the district. It should be noted that Site 30 (South Shrivenham) would likely need mitigation measures in place to protect the good-specimen trees on-site and any Great Crested Newts.								

APPENDIX 9: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: LONG TERM SITES (1) (2014 INTERIM SA)

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
1	++	++	++	++	++	++	++	+	+	+
Provide sufficient suitable homes including affordable homes.	Site can provide an indicative 1,575 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period. Site would lead to a significant	Site can provide an indicative 575 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,025 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	The site has already been identified as a preferred location for 2,150 homes. Site is being tested for an additional 1,000 homes (3,150 total). Site is in an accessible edge of town location and would be delivered in the long term which could help meet housing need (both market and affordable) later in the	Site can provide an indicative 425 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare. Part of the site is within South Oxfordshire District Council's boundary. Site would be delivered in the long term which could help meet housing need (both market and affordable)	Site can provide an indicative 1,115 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period. Site would lead to a significant	Site can provide an indicative 1,000 homes, in an accessible edge of village location but near to Wantage, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 705 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 500 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,000 homes at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district. Site is not in an as accessible location as other sites in terms of services and employment although the level of

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	number of homes.			plan period. Site would lead to a significant number of homes.	later in the plan period.	number of homes.	Site would lead to a significant number of homes.			development proposed would deliver services on-site. Site would lead to a significant number of homes.
2	++	++	++	++	++	++	+	+	+	+
Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	The site is within walking distance of a village hall and Primary School. Other facilities are within cycling distance or a short bus ride including Abingdon town centre (2.4km), local shops (1.8km), Leisure	The site is within cycling distance of all facilities at Didcot and Great Western Park. The site is 3.1km from Didcot town centre; 1.6km from local shops at Great Western Park; 1.9km from the nearest Village Hall;	The site is within cycling distance of all facilities at Didcot and Great Western Park. The site is 3.1km from Didcot TC; 1.6km from Local shops; 1.9km from the nearest Village Hall; 3.5km from the nearest Leisure	The site is within cycling distance of all facilities at Didcot and Great Western Park. The site is 3.4km from Didcot Town Centre; 1.9km from the nearest local shops; 2km from the nearest Village Hall (Harwell	The site is within cycling distance of all facilities at Didcot. Site is 2.3km from Didcot Town Centre; 2.1km from local shops; 1.6km from community hall; 2.8km from the nearest Leisure Centre; 1.5km from the	The site is within cycling distance of all facilities at Didcot. Site is 2.5km from Didcot Town Centre; 2.1km from the nearest local shops; 1.8km from the nearest community hall; 1.8km from the nearest Leisure	The site is within cycling distance of all facilities at Wantage and Grove. Site is 3.7km from Wantage Town Centre; 1.6km from local shops; 1.5km from Grove Village Hall; 4.8km from Wantage Leisure Centre;1.5km from the	The site is within walking distance of local shops (500m) and a Primary school (900m). The site is within cycling distance of all other facilities except for a Leisure Centre (6.7km away in Abingdon). The site is	The site is within walking distance of local shops (700m); the village hall (500m) and Primary School (1.1km). Other services are some way distant including Abingdon Town centre (4.5km); a	The site is some way distant from Didcot Town Centre (5.3km); Didcot Wave Leisure Centre (6.3km) and a GP (4.8km). The site is within 650m of local shops however the nearest Primary School is

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	Centre (4.6km), Secondary School (2.7km) and GP (2.4km). These facilities are all within Abingdon itself. Abingdon is the largest settlement in the Vale and development here would maintain and enhance its important role within the Vale. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP,	3.5km from the nearest Leisure Centre; 2.1km from the nearest Primary School; 1.6km from the nearest Secondary School (Great Western Park); and 2.1km from the nearest GP. The site would likely improve service provision in Didcot which although is outside of the District is an important centre for villages in the south-east of the Vale.	Centre; 2.1km from the nearest Primary School; 1.6km from the nearest Secondary School and 2.1km from the nearest GP. The site would likely improve service provision in Didcot which although is outside of the District is an important centre for villages in the south-east of the Vale. **Mitigation:** Site should consider the need for new or expanded	Village); 3.9km from Didcot Wave Leisure Centre; 1.6km from the nearest Primary School; 1.3km from the nearest Secondary School and 2.8km from the nearest GP. The site would likely improve service provision in Didcot which although is outside of the District is an important centre for villages in the south-east of the Vale. **Mitigation:**	nearest Primary School 2.2km from the nearest Secondary School and 2.5km from the nearest GP. The site would likely improve service provision in Didcot which although is outside of the District is an important centre for villages in the south-east of the Vale. **Mitigation:** Site should consider the need for new or expanded education, health and	Centre; 1.6km from the nearest Primary School; 2.2km from the nearest Secondary School and 1.9km from the nearest GP. The site would likely improve service provision in Didcot which although is outside of the District is an important centre for villages in the south-east of the Vale. **Mitigation:** Site should consider the need for new or expanded	nearest Primary School; 4.9km from the nearest Secondary School; and 1.7km from the nearest GP. Development at the site should help to maintain and enhance services provision in an accessible Local Service Centre. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to	3.6km from Abingdon Town Centre; 1.3km from Drayton Village Hall; 900m from Drayton Primary School; 4.2km from the nearest Secondary School and 3.3km from the nearest GP. **Mitigation:** Site should consider the need for new or expanded provision for a Leisure Centre in particular, and also Secondary School and GP to	Leisure Centre (6.7km); a Secondary School (5.1km) and a GP (4.3km). Development here could help sustain and may improve rural service provision in Drayton. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, Leisure and a GP to improve access to services and facilities in Drayton.	2.1km away; Secondary School 3.8km away and Village Hall 2km away. Rowstock is classified as a 'smaller village' and has limited community facilities. It should be noted that the site could improve service provision in a 'Smaller Village' and the other larger villages around it through an increased local customer base. **Mitigation:**

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	Leisure Centre and local shops to improve access to services and facilities in South Abingdon.	**Mitigation:** Site should consider the need for new or expanded education, health and leisure provision and/or bus and cycle links to ensure access to services and facilities in Didcot.	education, health and leisure provision and/or bus and cycle links to ensure access to services and facilities in Didcot.	Site should consider the need for new or expanded education, health and leisure provision and/or bus and cycle links to ensure access to services and facilities in Didcot.	leisure provision and/or bus and cycle links to ensure access to services and facilities in Didcot.	education, health and leisure provision and/or bus and cycle links to ensure access to services and facilities in Didcot.	improve access to services and facilities in Grove.	improve access to services and facilities in Drayton.		Site should consider the need for new or expanded provision for a Secondary School, Leisure and a GP to improve access to services and facilities in Rowstock.
3	- -	+	++	++	++	+	-	-	-	++
Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce	Site is located within cycling distance of both Abingdon town centre (2.6km) and local shops (1.4km). The transport	The site is 3.1km from Didcot town centre and 1.6km from local shops which is beyond walking distance. The	The site is beyond walking distance (4.1km) from Didcot town centre and from local shops (2km). The site is	Site is 3.4km from Didcot town centre and 1.9km from local shops. Increased density would increase the number of	Site is 2.3km from Didcot town centre and 2.1km from local shops and is located along a bus route linking Didcot station to	Site is 2.5km from Didcot town centre and 2.1km from local shops. The site is located near to Didcot and Science Vale Oxford	Site is 3.7km from Wantage town centre and 1.6km from local shops which is within cycling and public transport	Site is 3.6km from Abingdon town centre, is remote from the strategic road network and the local road network is	Site is 4.5km from Abingdon town centre, is remote from the strategic road network and the local road network is	Site is 5.3km from Didcot town centre and 650m from local shops. The site is located along bus routes towards

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
road congestion.	network would not be able to accommodate the level of development proposed (over 1500 dwellings) without a new road crossing the Ock. Investment in bus priority measures would likely be necessary. **Mitigation:** Investment in bus transport and a river crossing would likely be necessary to reduce the impact of significant traffic growth and transport demand.	site is well-located to take advantage of planned road infrastructure including the Harwell Link Road and Milton Interchange; however it would need to integrate with Valley Park and Great Western Park. **Mitigation:** Site should consider the need for strategic walking, cycling and bus infrastructure to serve dwellings at the site and those	well-located to take advantage of planned road infrastructure including the Harwell Link Road and Milton Interchange. The site is alongside bus routes to Didcot, Abingdon and Milton Park. The Integrated Transport Package in the south-east Vale should improve public transport and cycling links through the site in the, which could help achieve	transport movements however it would also result in greater investment for transport infrastructure. Any increase in density should increase the number of people that could use sustainable transport infrastructure. **Mitigation:** Site should consider the need for strategic walking, cycling and bus infrastructure to serve dwellings at	Milton Park. Site is well-positioned to link with existing and planned transport infrastructure.	sites however severance from the railway line is an issue for walking, cycling and public transport infrastructure provision. **Mitigation:** Site should consider the need for railway crossings to reduce severance and the need for direct walking, cycling and bus infrastructure to access Didcot and SVUK.	distance. The site is well-located to take advantage of planned road infrastructure at Monks Farm and Grove Airfield that aim to reduce traffic flows through Grove Village. Bus accessibility may be an issue as the route serves the east side of Grove. The site would be difficult to connect with bus services and is remote from the X30 route to Didcot and	congested north towards Abingdon and Oxford and south towards Didcot. Site is within walking distance (500m) of local shops. Site is located close to Science Vale Oxford and within easy reach of Abingdon via public transport. Only the eastern side of the side nearest Abingdon Road is accessible to a bus stop. **Mitigation:** Site should	congested north towards Abingdon and Oxford. Site is within walking distance of local shops (700m) and a bus stop for the Didcot to Abingdon route. Site is located close to Science Vale Oxford and within easy reach of Abingdon via public transport. **Mitigation:** Site should consider provision of walking and cycling infrastructure to access the Didcot to	Wantage/Grove, Didcot and Abingdon and Science Vale Oxford employment sites and would contribute towards Science Vale Oxford transport infrastructure. Site has the potential to improve and enhance existing bus routes through Rowstock junction. The site contains a PRoW. **Mitigation:** Site should retain the PRoW and related green

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
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		adjacent.	modal shift.	the site and those adjacent.			Oxford. **Mitigation:** Site should consider the relationship to planned developments adjacent and its walking, cycling and bus transport infrastructure.	consider providing walking and cycling infrastructure to access the east of the site to access existing bus transport.	Abingdon bus route.	infrastructure.
4	0	0	0	0	0	0	+	+	+	0
Improve the health and well-being of Vale residents.	The site is beyond walking distance from the nearest Leisure Centre (4.6km); GP (2.4km) and open space (1.7km). **Mitigation** In order to improve	The site is not within walking distance of a Leisure Centre (3.5km); GP (2.1km) or open space (1.8km). **Mitigation** In order to improve health and wellbeing the	Site is 5km from Didcot Wave Leisure Centre; 4.3km from the nearest GP and 2km from the nearest open space; beyond walking distance from all facilities. **Mitigation**	Site is 3.9km from Didcot Wave Leisure Centre; 2.8km from the nearest GP and 1.4km from the nearest open space; beyond walking distance from all facilities.	Site is 2.8km from the nearest Leisure centre; 2.5km from the nearest GP and 1.7km from the nearest open space; not within walking distance of any of the	Site is 1.8km from the nearest Leisure Centre; 1.9km from the nearest GP and 1.5km from the nearest open space; not within walking distance of any of the	Site is beyond walking distance (4.8km) of Wantage Leisure Centre and the nearest GP (1.7km); however is within 800 of the nearest open space. The adjacent Grove Airfield	The site is some way distant from the nearest Leisure Centre (5.8km) and is 3.3km from the nearest GP. Site is 650m from the nearest open space. **Mitigation**	The site is some way distant from the nearest Leisure Centre (6.7km) and is 4.3km from the nearest GP. The site is within walking distance (500m) from the nearest	The site is 6.3km from the nearest Leisure Centre and 4.8km from the nearest GP; some way distant from the site. The site is beyond walking distance (1.3km) from

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	health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre and open space to improve access to the site.	site should consider the need for new or expanded provision for a GP and a Leisure Centre and open space to improve access to the site.	In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre and open space to improve access to the site.	**Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre and open space to improve access to the site.	facilities. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre and open space to improve access to the site.	facilities. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre and open space to improve access to the site.	site would likely deliver open space closer to the site. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	open space. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	the nearest open space. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site; and open space provision.
5	-	+	-	0	+	-	-	+	0	-
Reduce inequality, poverty and social exclusion in the Vale,	The site is beyond walking distance but within cycling distance of	The site is within walking distance (950m) from a proposed Primary	Site is beyond walking distance from the nearest Primary School	The site is just beyond walking distance of a proposed Primary	Site is within walking distance (1km) of the nearest Primary	Site is beyond walking distance (1.6km) from the nearest Primary	Site is not within walking distance of the nearest Primary School	Site is within walking distance (900m) of the nearest Primary	Site is just within walking distance (1.1km) of the nearest Primary	Site is not within walking distance of a Primary School (2.1km) or the

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and raise educational achievement and skills levels.	the nearest Primary School (1.5km) and Secondary School (2.7km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	School at Great Western Park and just beyond walking distance (1.6km) from a proposed Secondary School at Great Western Park. **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new	(2.2km) and proposed Secondary School (2km) at Great Western Park. **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	School at Great Western Park (1.6km) and proposed Secondary School at Great Western Park (1.3km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision	School and 2.2km from the nearest Secondary School. **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	School and Secondary School (2.2km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	(1.5km) and the nearest Secondary School (4.9km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	School however the nearest Secondary School is 4.2km away. **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision on-site to improve access to education.	School however the nearest Secondary School is some way distant (5.1km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	proposed Secondary School at Great Western Park (3.8km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.

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		or expanded school provision accordingly.		accordingly.						
6	++	++	++	++	++	++	++	+	+	++
Support a strong and sustainable economy within the Vale's towns and rural areas.	Site is 2.4km from Abingdon town centre and 2.3km from the nearest employment site (Abingdon Business Park). Elsewhere in Abingdon there are a number of employment sites. The site is located near considerable existing and future	Site is 3.1km from Didcot town centre and 5.5km from the nearest employment site (Harwell Oxford Campus). Site is near the SVUK area with a number of employment sites. Accessibility between Didcot, Milton Park and Harwell Campus will be improved	Site is 4.1km from Didcot town centre and 1.8km from the nearest employment site (Milton Park). Site is near to Milton Park and Science Vale Oxford sites across the railway line. Accessibility between Didcot, Milton Park and Harwell Campus will be improved through the	Site is 3.4km from Didcot town centre and 2.9km from the nearest employment site (Milton Park). Site is well located for Science Vale Oxford sites as accessibility between Didcot, Milton Park and Harwell Campus will be improved through the Integrated Transport	Site is 2.3km from Didcot town centre and 1.5km from the nearest employment site (Southmead Industrial Park). 29ha of the site is to be used as employment land. The site is adjacent to Didcot A Strategic Employment Site and existing employment sites around	Site is 2.5km from Didcot town centre and 500m from the nearest employment site (Southmead Industrial Park).Site is well-located for Milton Park, SVUK and employment opportunities at Didcot. Accessibility between Didcot, Milton Park and Harwell	Site is 3.7km from Wantage town centre and 2.6km from the nearest employment site (Williams F1 Grove). Site is well-located for SVUK employment sites and wider existing and proposed employment in Wantage and Grove. Development at the site would complement	Site is 3.6km from Abingdon town centre and 2.4km from the nearest employment site (Drayton Road Industrial Estate). Milton Park and Science Vale Oxford Enterprise Zone are slightly further away to the south of Drayton. Development at the site	Site is 4.5km from Abingdon town centre and 3.4km from the nearest employment site (Drayton Road Industrial Estate). Milton Park and Science Vale Oxford Enterprise Zone are to the south of Drayton. Development at the site would likely complement	Site is 5.3km from Didcot town centre and 1.7km from the nearest employment site (Milton Hill Business and Technology Centre). The site is located in between Harwell Campus and Milton Park, and Wantage and Didcot along key transport corridors. Development

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	employment opportunities, and development would likely improve and enhance the economic role of a Market Town which serves the wider district and rural areas.	through the Integrated Transport Package. Development at the site would complement employment growth at Science Vale Oxford, with knock-on benefits for the local economy in terms of local spending.	Integrated Transport Package. Development at the site would complement employment growth at Science Vale Oxford, with knock-on benefits for the local economy in terms of local spending.	Package. Development at the site would complement employment growth at Science Vale Oxford, with knock-on benefits for the local economy in terms of local spending.	Didcot Power Station; and is well-located for Milton Park and SVUK. Accessibility between Didcot, Milton Park and Harwell Campus will be improved through the Integrated Transport Package. Site would provide employment opportunities as well as being in close proximity to other employment sites.	Campus will be improved through the Integrated Transport Package.	employment growth at Science Vale Oxford and around Grove and Wantage.	would likely complement employment growth at Science Vale Oxford however the Integrated Transport Package would not benefit North West Drayton as much as other sites around Didcot and Harwell.	employment growth at Science Vale Oxford however the Integrated Transport Package would not benefit South Drayton as much as other sites around Didcot and Harwell.	here would complement employment growth at Science Vale Oxford Enterprise Zone and at Wantage and Didcot, leading to significant positive effects in terms of the Vale's economy.
7	-	0	0	0	0	0	-	0	-	0

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Improve and protect the natural environment including biodiversity, water and soil quality	The site is not constrained in terms of natural environment designations. The site is within 400m of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively,	The site is not constrained in terms of the natural environment. The site is within 1.6km of Moor Ditch and Ladygrove Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would	The site is not constrained in terms of the natural environment. The site adjacent to Moor Ditch and Ladygrove Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would	The site is not constrained in terms of the natural environment. The site is adjacent to Moor Ditch and Ladygrove Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would	The site is not constrained in terms of the natural environment. The site is adjacent to Moor Ditch and Ladygrove Ditch which is 'poor' ecological quality under the Water Framework Directive. The site is part of Didcot Power Station and is likely to have contaminated land associated with it. Remediation may be required however this	The site is not constrained in terms of the natural environment. The site is adjacent to Moor Ditch and Ladygrove Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would	The site is not constrained in terms of natural environment designations; however there may be contamination on-site due to the previous use of the site as an airfield. The site contains habitats of a number of protected species and needs further investigation. **Mitigation:** An intrusive ground investigation and remediation strategy may be required to understand	The site is not constrained in terms of the natural environment. The site is within 1km of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no	The site is not constrained in terms of natural environment designations; however the site contains a number of potential ecological constraints. Surveys will be needed to investigate further. **Mitigation:** Surveys to investigate presence of protected species and adequate mitigation if necessary.	The site is not constrained in terms of the natural environment. The site is adjacent to Moor Ditch and Ladygrove Ditch which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would

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	so would have no adverse effect. Water voles and protected species are present and surveys would be required. **Mitigation:** Surveys to investigate presence of protected species and adequate mitigation if necessary.	have no adverse effect.	have no adverse effect. **Mitigation:** An adequate ecological buffer zone will be required to ensure there is no detrimental impact on water quality and biodiversity.	have no adverse effect. **Mitigation:** An adequate ecological buffer zone will be required to ensure there is no detrimental impact on water quality and biodiversity.	would likely benefit groundwater quality. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse effect. **Mitigation:** An intrusive ground investigation and remediation strategy may be required to ensure there is no	have no adverse effect. **Mitigation:** An adequate ecological buffer zone will be required to ensure there is no detrimental impact on water quality and biodiversity.	levels of contamination on-site due to its previous use as an airfield to ensure there will be no detrimental impact on water quality. Surveys to investigate presence of protected species and adequate mitigation if necessary.	adverse effect. **Mitigation:** An adequate ecological buffer zone will be required to ensure there is no detrimental impact on water quality and biodiversity.		have no adverse effect. **Mitigation:** An adequate ecological buffer zone will be required to ensure there is no detrimental impact on water quality and biodiversity. It is important that a buffer of between 15 and 30 metres is provided alongside the woodland to ensure that the important edge habitats which are likely to support bats

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					detrimental impact on the environment. An adequate ecological buffer zone will be required to ensure there is no detrimental impact on water quality and biodiversity.					and other species are not impacted.
8	-	-	0	0	++	-	0	-	-	-
Protect the cultural heritage and provide a high quality townscape and landscape.	The landscape study recommends that only part of the site is suitable for development on landscape and visual grounds. The site would	The landscape study recommends that only the northern part of the site is suitable for development on landscape and visual grounds. The	The landscape study recommends that almost the entire site recommended as suitable for development on landscape and visual	The landscape study recommends that density can be increased on the north western part of this site without harm to the	The site has no constraints in terms of this objective; although it should be noted that redevelopment of the site would remove the cooling towers from	The landscape study recommends that the majority of site is suitable on landscape and visual impact grounds. No constraints in	The landscape study recommends that the site has high landscape capacity and the entire site is suitable for development, subject to	The landscape study recommends that the majority of the site is suitable for development on landscape and visual grounds. The	The landscape study recommends that the entire site is suitable for development. The northern section of the site has low landscape	The landscape study recommends that only part of the site is recommended for development due to landscape and visual

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	erode the gap between Drayton and Abingdon. The site surrounds a Scheduled Ancient Monument, contains 2 Listed Buildings and is bordered by both the historic (to the north) and proposed (to the south) Wilts and Berks Canal route. The site would have to safeguard the canal route and take into account the setting of the canal, the Scheduled Ancient	southern tip of the site is adjacent to the AONB and the site is 100m from the nearest Listed Building. The site could lead to negative effects in terms of the setting for the AONB and the setting of the Listed Building; although Core Policies 34 (Landscape) and 37 (Design) would apply. Despite the policies, and given the sensitivity of the AONB, there is likely	impact grounds. High capacity for development. The Historic Landscape Character of the site is modern enclosure formed from reorganisation of earlier enclosures. **Mitigation:** The retention of an area of open land in the south western part of the site should be considered as both a buffer with the A34 and to avoid building on the higher	landscape. The Historic Landscape Character of the site is an enclosed regular rectilinear field, potentially formed by 19th Century parliamentary act. The field was reorganised by creation of the A34 and a small Sewage Treatment Works.. **Mitigation:** effects. As part of design and mitigation measures, development at this site within setting	Didcot A site that dominate the landscape. This would have positive effects for the Vale's townscapes, landscapes and views from the AONB. The Historic Landscape Character around the site is enclosed land.	terms of heritage. If the whole site were developed then it would erode the gap between Didcot and Appleford. The Historic Landscape Character north of the site is flooded extractive pits and modern reorganised fields. In modern times the area was used for quarrying, and then the disused works were flooded. The other part was reorganised by the	investigation on ridge and furrow in the centre of the site. Site is approximately 250m from the nearest Listed Building and is not likely to lead to any negative effects in accordance with Core Policies 37 (Design) and 38 (Historic Environment). The Historic Landscape Character of the site is Modern Prairie type enclosures and 19th century reorganised	nearest Listed Building is 25m away from the site, and as such there is the potential for development at the site to lead to negative effects in terms of the setting of the Listed Building; although Core Policies 37 (Design) and 38 (Historic Environment) would likely prevent any negative effects. The Historic Landscape Character of the site is modern	capacity. A small part of the site is located within the Drayton Conservation Area. The site contains 1 Listed Building and has 4 others within 25m of the site. Development at the site has the potential to lead to negative effects given the number of heritage assets within and surrounding the site; however Core Policies 37 (Design) and 38 (Historic Environment) would likely	constraints. The site is bordered by the AONB to the south and is within its setting. Given the site's location adjacent to the AONB, the site is in a very sensitive location and has the potential to lead to significant negative effects in terms of landscape and townscape. Core Policy 34 (Landscape) would apply; however given the sensitive

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	Monument and the Listed Buildings. Core Policies 37 (Design), 38 (Historic Environment) and 39 (Wilts & Berks Canal) would apply, which aim to maintain and enhance the historic environment and safeguard the route of the canal. Given the number of constraints, it is likely that there would be a negative effect in terms of landscape and cultural heritage. The Historic	to be a minor negative effect in terms of tranquillity due to increased light and noise pollution, and transport movements, in combination with the adjacent A34. The Historic Landscape Character of the site is reorganised enclosure formed by the creation of the A34. Field boundaries are surviving boundaries from late 19th Century enclosures.	ground. Development should retain the historic field pattern, tree belts and hedgerows within the site.	of AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire Wildlife and Landscape Study. Development should retain the historic field pattern, tree belts and hedgerows within the site.		creation of the power station and expansion of Didcot. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. The impact on the gap between Didcot and Appleford could be minimised by retaining the northern part of the site open. This could prevent negative effects. Development should retain	enclosures. **Mitigation:** The LCS highlights a potential ridge and furrow landscape. This should be investigated further to ensure that there are no adverse effects in terms of cultural heritage. Development should retain the historic field pattern, tree belts and hedgerows within the site.	reorganised enclosure created by the A34. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. An area of open land should be retained as an approach to Drayton from the north to maintain separation with Abingdon. This could prevent negative effects. Development should retain	prevent any significant negative effects. It should be noted that some harm could occur to the setting of these historic assets and the conservation area as a result of development and securing access to the site. The Historic Landscape Character of the site is a large prairie type field created from the enclosure of open field in the late 19th Century. The	location of the site and the scale of development it is likely that negative residual effects would remain in relation to the AONB, particularly in relation to important views, natural features, tranquillity and noise and light pollution. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent

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	Landscape Character of the site is modern reorganised enclosure and 19th Century piecemeal enclosure. Cropmark ridge and furrow is visible across the site area on aerial photographs. **Mitigation:** The site should protect and enhance its historic assets in line with policies 37 (Design), 38 (Historic Environment) and 39 (Wilts & Berks Canal). Site should	**Mitigation** Site should use landscaping and design features to mitigate noise and light pollution, and screen views of the site from the AONB. Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. As part of design and mitigation measures, development at this site within setting of AONB				the historic field pattern, tree belts and hedgerows within the site.		the historic field pattern, tree belts and hedgerows within the site.	north of the site consists of small crofts (areas of enclosed land next to a dwelling). Perimeter boundaries still mark the extent of these post medieval enclosures. **Mitigation:** Development proposals should respect the setting of the Conservation Area. Development should retain the historic field pattern, tree belts and hedgerows within the site. Proposals	negative effects. As part of design and mitigation measures, development at this site within setting of AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire Wildlife and Landscape Study.

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	safeguard the proposed route of the Wilts and Berks Canal and contribute towards its delivery along the boundary of the site. Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire Wildlife and Landscape Study. Development should retain the historic field pattern, tree belts and hedgerows within the site.							should enhance the setting of the bridleway at the southern edge of the site.	

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	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
9	-	-	-	-	-	-	-	-	-	-
Reduce air, noise and light pollution	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. The site is 1.3km from the Abingdon AQMA which could indirectly worsen air quality in an area that suffers from existing poor air quality;	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of	The site is adjacent to the A34 and A4130 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport	The site is adjacent to the A34 and A4130 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport	The site is on Previously Developed Land and there may be contaminated land (see Objective 7). The site is adjacent to the employment sites, Didcot B power station, the A4130 and Great Western Mainline which could lead to increased traffic (and associated air, noise and light pollution), as well as	The site is adjacent to the A4130 and bisected by the Didcot to Oxford railway which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road and railway line. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and	The site is adjacent to the Great Western Mainline which could lead to negative amenity effects for residents nearest the railway line. The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development	The site is adjacent to the A417 and A4130 which could lead to negative amenity effects for residents nearest the roads. The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. The site is in a sensitive location on

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	however mitigative policies are likely to reduce the significance of the effect to minor. **Mitigation:** Noise barriers may be required between the A34 and new housing at the site.	new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:**	impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	amenity effects for residents nearest the employment sites, road and railway line. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement	Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources)	be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant	new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:**	on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality.	the edge of the AONB and general noise and light pollution could negatively affect the tranquillity and setting of the AONB. The Historic Landscape Character of the site is an area of 19th Century planned enclosure **Mitigation:** Noise barriers may be required between the A417, A4130 and AONB and new housing at the site to prevent noise and

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
		Noise barriers may be required between the A34 and new housing at the site to prevent noise impacts on new dwellings.	**Mitigation:** Noise barriers may be required between the A34, A4130 and new housing at the site to prevent noise impacts on new dwellings.	**Mitigation:** Noise barriers may be required between the A34, A4130 and new housing at the site to prevent noise impacts on new dwellings.	and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between Didcot B power station, the Great Western Mainline, the A4130 and new housing	allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the Oxford to Didcot Railway, the A4130 and new housing at the site to prevent noise impacts on new dwellings.	amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the Great Western Mainline and new housing at the site to prevent noise impacts on new dwellings.	Noise barriers may be required between the A34 and new housing at the site to prevent noise impacts on new dwellings.		light pollution impacts affecting the tranquillity of the AONB.

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)

SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
					at the site to prevent noise impacts on new dwellings.					
10	-	-	-	-	+	- -	-	-	- -	-
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	It should be noted that the site has already been allocated and that this is an intensification (higher density) of use, so would represent a more efficient use of land. An increased population will lead to increased energy and resource use, and emissions; however this	The site is located on brownfield land. Furthermore, given the previous use of the site (industrial / power station) there is the potential for new development to remediate any historic contamination on the site. An increased population will lead to increased	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	land.	land. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	land. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site is on Greenfield land.	energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	land. Development on this site could possibly sterilise a potential mineral resource. **Mitigation** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place	land.	land.	land. Development on this site could possibly sterilise a potential mineral resource. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure	land.

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
						wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.			may be required to support the development. The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns	

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
									such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.	
11	0/?	-	0	+	+	-	0/?	0/?	-	-
Increase resilience to climate change and flooding	The site is 63ha of Greenfield land split approximately 25% Grade 2, 60% Grade 3, 5% Grade 4 Agricultural Land and 10% Urban land. Depending on whether or not the land is 3a or 3b; developing	The site is a Greenfield site which contains 22.9ha of Grade 2 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in	The site is 41ha of Greenfield land split approximately 10% Grade 3 and 90% Grade 4 Agricultural Land. Developing this site would not result in the loss of Best, Most Versatile Land.	The site is 147ha of Greenfield land split approximately 30% Grade 2, 20% Grade 3, 40% Grade 4 Agricultural Land and 10% urban land. As the land is already proposed to be allocated and the option	The site is located on brownfield land and would not require the loss of agricultural land or greenfield land. The site is not at risk from fluvial flooding. The site is over 1ha in size	The site is 44.5ha of Greenfield land split approximately 75% Grade 2 and 25% Grade 4 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade	The site is a Greenfield site which contains 40ha of Grade 3 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile	The site is a Greenfield site which contains 28ha of Grade 3 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile	The site is 20ha of Greenfield land split approximately 80% Grade 2 and 20% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade	The site is a Greenfield site which contains 42ha of Grade 2 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the borough

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	this site could result in the loss of the Best, Most Versatile Land. There is approximately 0.8ha of Flood Zone 2 within the site and the site is adjoined by Flood Zone 3 to the north and Flood Zone 2 to the east. The site is predominantly located within Flood Zone 1, with a small patch of Flood Zone 2 to the northern and southern boundaries which relate to historic	the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to	Approximately 5.6ha of Flood Zone 3 within the site. The site has approximately 5.6ha of Flood Zone 3 and 2 associated to the northern boundary of the site. Should this be taken forward as an allocation the Sequential Test will need to be undertaken to justify its selection. All built development should be located outside of Flood Zone 3 and 2. The Sequential	is for an intensification of use, this is judged to be an increase in the efficient use of land. Site contains a small amount of Flood Zone 3. Site adjoins two areas of Flood Zone 3. The site has the potential to increase flood risk through increased surface water runoff; however this is not likely to lead to negative effects as Policy 32 (Flood Risk) would apply.	and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. There is a small area to the centre of the site which is susceptible to surface water flooding; this would need to be	2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. There is approximately 4ha of Flood Zone 3 and 2 to the north east corner of the site, a Sequential Test will need to be undertaken to justify its selection and all built	Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. The site is susceptible to surface water flooding, this would need to be	Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will	and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	flooding. All built development should be located outside of Flood Zones 3 and 2. A Sequential Test should take into account all sources of flood risk. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood	ensure flood risk is not increased by the introduction of impermeable surfaces. The site is considered high risk to groundwater; as such mitigation measures may be required to prevent any detrimental impact on groundwater quality. **Mitigation:** There is the potential for adverse effects in terms of groundwater. Mitigation measures	Test should take into account all sources of flood risk. There are areas along the northern boundary and south east of the site which is susceptible to surface water flooding, this would need to be investigated within the site-specific FRA, and the appropriate mitigation measures implemented. The site is considered high risk to groundwater; as such	This requires a full Flood Risk Assessment to demonstrate that the development would not increase flood risk, and requires SuDS techniques to limit surface water runoff from new development. Any proposals to increase the density of this allocation must not preclude the use of SUDS on the site. This must be taken into consideration at the master planning	investigated within the site-specific FRA and the appropriate mitigation measures implemented.	development should be located outside of Flood Zone 3 and 2. The Sequential Test should take into account all sources of flood risk. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by	investigated within the site-specific FRA, and the appropriate mitigation measures implemented.		need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. There is an area to the centre of the site which is susceptible to surface water flooding. This would need to be investigated within the site-specific FRA, and the appropriate mitigation measures implementatio n.	risk is not increased by the introduction of impermeable surfaces.

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
	risk is not increased by the introduction of impermeable surfaces.	may be required to prevent any negative impact on groundwater quality.	mitigation measures may be required to prevent any detrimental impact on groundwater quality. **Mitigation:** There is the potential for adverse effects in terms of groundwater. Mitigation measures may be required to prevent any negative impact on groundwater quality.	stage, when testing the site for increased densities.		the introduction of impermeable surfaces. There are small areas within the site which are susceptible to surface water flooding, this would need to be investigated within the site specific FRA, and the appropriate mitigation measures implemented. The site is considered high risk to groundwater; as such mitigation measures may be required to				

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
						prevent any detrimental impact on groundwater quality. **Mitigation:** There is the potential for adverse effects in terms of groundwater. Mitigation measures may be required to prevent any negative impact on groundwater quality.				

Summary

The long-term sites would lead to positive effects in terms of providing housing which would contribute towards meeting the Vale's housing need, although this would be later in the plan period so would delay addressing housing need. Through delivering a significant scale of housing in a suitable location; Sites 2 (South Abingdon), 10 (South Valley Park); 11 (North West Valley Park); 12 (increased density on current Valley Park site); 13A (Didcot A site); 13B (North Didcot) and 16 (North West Grove) would lead to significant positive effects in terms of meeting the District's housing needs. The additional housing in the Vale, and the additional expenditure and demand for services this would bring, coupled with the location of the sites on the edge of Larger Villages Local Service Centres and Market Towns would help to ensure the availability of services in towns and rural areas.

Appendix 9 – Assessment of Strategic Sites Housing Delivery update - sites with long-term delivery potential (1)										
SA Objective	Site									
	2 South Abingdon	10 South Valley Park	11 North West Valley Park	12 Increase density at Valley Park	13A Didcot A	13B North Didcot	16 North West Grove	20 North West Drayton	21 South Drayton	39 Rowstock
The sites are generally within accessible locations; however sites 2, 20 and 21 are in areas of significant road congestion and would require significant transport infrastructure provision in order for the full sites to be acceptable as an allocation. A smaller allocation may be appropriate at Drayton providing it did not have a significant impact on the highway network. Options 11, 12 13A and 39 are in the most accessible locations and would help deliver transport infrastructure improvements which would help address congestion elsewhere in the Vale, leading to positive effects in terms of reducing the need to travel. Provision of facilities for health and wellbeing is not very good on these sites, with most sites needing to consider additional infrastructure provision in the form of GP surgeries and Leisure Centres, as not all sites were within walking distance of such a facility. It should be noted that none of the sites were appraised to lead to significant negative effects in terms of health and wellbeing though. Three sites (16 – North West Grove; 20 – North West Drayton; and 21 – South Drayton) were scored a minor positive effect due to good access to health and wellbeing infrastructure. A similar situation is true for schools, with a number of sites some way distant from a Primary or Secondary School. Sites 2 (South Abingdon); 11 (North West Valley Park); 13B (North Didcot); 16 (North West Grove) and 39 (Rowstock) scored minor negative effects for poor access; although it should be noted that this can be mitigated through education infrastructure provision. Sites 10 (South Valley Park); 13A (Didcot A) and 20 (North West Drayton) scored favourably in terms of access to education. In terms of the economy, all sites would lead to positive effects. All sites bar sites 20 and 21 would lead to significant positive effects through their close proximity to significant existing and proposed employment sites, notably at Science Vale Oxford, Didcot and Abingdon. Sites 2, 10, 13B and 20 are the only sites which would lead to negative effects in terms of landscape and cultural heritage; however this would be mitigated through developing a smaller site area and screening. Site 2 is the only site which would lead to negative effects in terms of cultural heritage, due to the fact that it is adjacent to a Scheduled Ancient Monument, contains Listed Buildings and is surrounded by the historic and proposed route of the Wilts and Berks Canal. This could be mitigated through developing a smaller site area. Only sites 2 (South Abingdon); 16 (North West Grove) and 21 (South Drayton) are constrained in terms of the natural environment due to the presence of protected species on-site. The remainder of the sites have no environmental constraints. In terms of the efficient use of land, sites 11 (North West Valley Park) and 13A (Didcot A) would lead to positive effects as they increase the density of development and re-use brownfield land respectively. The removal of the cooling towers at Didcot A (Site 13A) would lead to minor positive effects in terms of landscape as it would remove visually dominant structures from the landscape. Sites – 10 (South Valley Park); 13B (North Didcot); 21 (South Drayton) and 39 (Rowstock) would result in the loss of Grade 2 land and would lead to negative effects through the loss of the Best and Most Versatile land in the district. Sites 13B and 21 would lead to significant negative effects through sterilising a potentially viable mineral resource. In terms of the best-performing site options, these are considered to be sites at Valley Park, Didcot A, North West Grove and Rowstock. They have no significant constraints and would lead to various positive effects, particularly in terms of housing, reducing the need to travel and the local economy, through good access to employment sites and town centres.									

APPENDIX 10: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: LONG TERM SITES (2) (2014 INTERIM SA)

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
1	+	+	++	++	++	++
Provide sufficient suitable homes including affordable homes.	Site can provide an indicative 1,775 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,250 homes, in an in an isolated location outside of a settlement at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,250 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,250 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,550 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.	Site can provide an indicative 1,175 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare. Site would be delivered in the long term which could help meet housing need (both market and affordable) later in the plan period.
2	+	+	+	+	+	+
Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	The site is adjacent to a Primary School but other facilities are some way distant. The site is 6km from Didcot Town Centre; 2.1km from local shops; adjacent to a Village Hall; 6.9km from the nearest Leisure Centre (Didcot); 4.7km from the nearest	The site is isolated from community infrastructure. The site is 8.7km from Wantage Town Centre; 3km from local shops; 2.9km from Steventon Village Hall; 10.2km from Wantage Leisure Centre; 3km from a Primary School; 8.2km from a Secondary	The site is within walking distance of local shops (450m); Harwell village hall (800m) and 600m from the nearest Primary School. Other facilities are located within cycling distance including Didcot town centre (3.3km); Didcot Wave Leisure Centre	The site is within cycling distance of local shops and the village hall (both 1.3km). The nearest Primary School is 1.6km away and the nearest GP is 3.9km away, both within cycling distance; however Wantage town centre (5.5km) and the nearest Secondary	The site is some way distant from all community infrastructure. The site is 5.4km from Abingdon Town Centre; 4.5km from local shops; adjacent to a village hall; 4.2km from the nearest Leisure Centre (3.5km by cycle); 5.7km from a	The site is within walking distance of local shops (900m), a village hall (800m) and a Primary School (800m) however is some way distant from Abingdon town centre (6.7km); Didcot Wave Leisure Centre (8.3km); a Secondary School (7.1km) and GP (6.2km).

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
	Secondary School and 5.6km from the nearest GP. Development here would likely improve rural service provision at Milton Heights. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure to improve access to services and facilities in Milton Heights.	School and 7km from a GP. Development here would likely improve rural service provision in an isolated area of the district through delivering on-site services and facilities. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure to improve access to services and facilities at the Steventon Depot site.	(4.1km); a Secondary School (1.8km) and a GP (2.8km). Development here could help sustain and improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure to improve access to services and in Harwell village.	School (7km) are beyond cycling distance. Development here could help sustain service provision in East Hanney, and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and improved access to services and facilities in East Hanney and Wantage.	Primary School; 6.2km from a Secondary School and 5.3km from a GP. Development at Appleford could bring forward service provision and facilities that would benefit this part of the Vale which is isolated from nearby infrastructure. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure, services and facilities in Appleford.	Development here could help sustain service provision in Steventon, and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure, services and facilities in Steventon.
3	+	- -	+	+	0	-
Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road	Site is 6km from Didcot town centre and 2.1km from local shops which is beyond walking distance; however the site is well-located along bus routes towards Didcot and employment sites at Milton Park and	The site is some way distant from Abingdon town centre (8.7km) and local shops (3km). The site is not served by public transport and the site would route traffic through East Hanney or Steventon towards	Site is 3.3km from Didcot town centre and 450m from local shops. The site is located near to employment sites at Science Vale Oxford and is well-placed to benefit from transport infrastructure.	Site is 5.5km from Wantage town centre and 1.3km from local shops. Site is in the north west part of Science Vale and is along a bus corridor serving Wantage and	Site is 5.4km from Abingdon town centre and 4.5km from local shops. Site is within 100m of Appleford train station on the Oxford to Didcot line and is served by bus route 46 to Abingdon. The road	The site is 6.7km from Abingdon town centre and 900m from local shops. The east of Steventon is along the X2 bus route linking Oxford, Abingdon, Milton Park and Didcot however the site is on

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
congestion.	Harwell Campus. **Mitigation:** Site should consider the need to provide bus stops for existing routes that run past the site.	employment sites and amenities at other locations.	Consideration needs to be given to the impact on the existing road network at Harwell village from 1,250 dwellings. **Mitigation:** Site should consider how it relates to the existing road and public transport network and connections to employment sites.	Grove. **Mitigation:** Site should ensure accessibility for walking toward bus stops to access shops, services and employment at Wantage/Grove and the wider Science Vale Oxford area.	infrastructure in the area is constrained by single-lane bridge crossings and the site is severed by the railway line which will affect accessibility by walking and cycling. A potential 1,550 dwellings would likely require additional bridges, road and rail infrastructure to cope with an increase in travel demand.	the west. Trips to market towns and employment sites in the Science Vale will require traffic travelling through villages which will need consideration. **Mitigation:** Site should consider provision of direct walking routes to access the existing X2 bus route; and the implications of through traffic for nearby villages.
4	**-**	**0**	**-**	**0**	**+**	**+**
Improve the health and well-being of Vale residents.	The site is some way distant from the nearest Leisure Centre (6.9km) and GP (5.6km). The site contains an open space (the Recreation Ground) which if it is assumed results in the loss of or a reduction in open space would have a negative effect on health and well-being for	The site is some way distant from the nearest Leisure Centre (10.2km) and GP (7km). The nearest open space is beyond walking distance from the site (2.9km). **Mitigation** In order to improve health and wellbeing the site should consider the	The site is within cycling distance of Didcot Leisure Centre (4.1km) and the nearest GP (2.8km). The site contains an open space which if it is assumed results in the loss of or a reduction in open space would have a negative effect on health and well-being for residents	The site is some way distant (7.1km) from Wantage Leisure Centre; and is beyond walking distance from the nearest GP (3.9km) and open space (1.3km). The site contains a PRoW. **Mitigation** In order to improve	Site is adjacent to an open space. The nearest Leisure Centre is 4.2km away and the nearest open space is 5.3km away. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or	Site is some way distant from the nearest Leisure Centre (8.3km) and GP (6.2km); however is within walking distance of the nearest open space (750m). **Mitigation** In order to improve health and wellbeing the site should consider the

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
	residents that use the space. **Mitigation** In order to improve health and wellbeing the site should consider the need to retain existing open space and for new or expanded provision for a GP and a Leisure Centre to improve access to the site. Site should re-provide open space to ensure no net loss.	need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to the site.	that use the space. The site contains a PRoW. **Mitigation** In order to improve health and wellbeing the site should consider the need to retain existing open space and for new or expanded provision for a GP and a Leisure Centre to improve access to the site. Site should retain the PRoW and related green infrastructure.	health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site. Site should retain the PRoW and related green infrastructure.	expanded provision for a GP and a Leisure Centre to improve access to the site.	need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.
5	+	-	+	-	-	0
Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Site is adjacent to a Primary School however the proposed Secondary School at Great Western Park is not within walking distance (4.7km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should	Site is not within walking distance of the nearest Primary School (3km) or the proposed Secondary School at Great Western Park (8.2km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply	Site is adjacent to a Primary School and the nearest from the nearest Secondary School is just beyond walking distance (1.8km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply	Site is not within walking distance (1.6km) of the nearest Primary School or nearest Secondary School (7km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school	Site is some way distant from the nearest Primary School (5.7km) and Secondary School (6.2km). **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school	Site is 800m from the nearest Primary School and 7.1km from the nearest Secondary School. **Mitigation** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
	consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	and demand of school places and provide contributions towards new or expanded school provision accordingly.	and demand of school places and provide contributions towards new or expanded school provision accordingly.	places and provide contributions towards new or expanded school provision accordingly.	places and provide contributions towards new or expanded school provision accordingly.	places and provide contributions towards new or expanded school provision accordingly.
6	++	0	++	+	+	+
Support a strong and sustainable economy within the Vale's towns and rural areas.	Site is 6km from Didcot town centre and 1.4km from the nearest employment site (Milton Hill Business and Technology Centre). Site is within the SVUK area with a number of employment sites within easy reach. Site can access Didcot, Milton Park and Harwell Campus. Development at the site would complement employment growth at Science Vale Oxford, with knock-on benefits for the local economy in terms of local spending.	The site is north of the railway line from the SVUK area. The site is 8.7km from Wantage town centre and 4.9km from the nearest employment site (Milton Hill Business and Technology Centre). The site is not near employment sites or the Science Vale Oxford area.	The site is 3.3km from Didcot town centre and 2km from the nearest employment site (Milton Hill Business Park and Technology Centre). The site is within the SVUK area with a number of employment sites. Accessibility between Didcot, Milton Park and Harwell Campus will be improved through the Integrated Transport Package. Development at the site would complement employment growth at Science Vale Oxford, with knock-on benefits for the local economy in	The site is 5.5km from Wantage town centre and 2.6km from the nearest employment site (Williams F1 Grove). The site is in a good location for the western SVUK and employment opportunities at Wantage/Grove. Development at the site would complement employment growth at Science Vale Oxford and Wantage/Grove, with knock-on benefits for the local economy in terms of local spending.	The site is 5.4km from Abingdon town centre and 3.6km from the nearest employment site (Southmead Industrial Estate). The site is reasonably close to Culham and Didcot in terms of employment opportunities. Development at the site would complement employment growth at Didcot, with knock-on benefits for the local economy in terms of local spending.	The site is 6.7km from Abingdon town centre and 3.6km from the nearest employment site (Milton Park). The site is in a good location for accessing Milton Park and Harwell Campus in SVUK. Development at the site would complement employment growth at Science Vale Oxford, with knock-on benefits for the local economy in terms of local spending.

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)

SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
			terms of local spending.			
7	0 /?	0 /?	0 /?	-	0 /?	0
Improve and protect the natural environment including biodiversity, water and soil quality	Site is not constrained in terms of natural environment designations. The site is adjacent to a pond at the south of the site; which could contain protected species. **Mitigation** Survey to determine presence of protected species adjacent to the site, and subsequent replacement habitat.	Site is not constrained in terms of natural environment designations. The site is adjacent to a pond to the south west of the site; which could contain Great Crested Newts. **Mitigation** Survey to determine presence of protected species adjacent to the site, and subsequent replacement habitat.	Site is not constrained in terms of natural environment designations. The site contains a 'shelter belt' which could provide feeding and commuting areas for bats which may need to be investigated. **Mitigation** Survey to determine significance of 'shelter belt', and subsequent replacement habitat.	Site is not constrained in terms of natural environment designations. A ditch or watercourse runs north-south through the centre of the site. There a records of water voles using this ditch since the 1990s. The ditch corridor would need to be protected. **Mitigation** The ditch corridor through the site should be protected.	Site is not constrained in terms of natural environment designations. There are a number of ponds and water bodies in the vicinity which may form habitats for protected species, **Mitigation** Survey to determine presence of protected species adjacent to the site, and subsequent replacement habitat.	Site is not constrained in terms of the natural environment.
8	0	- -	-	- -	-	-
Protect the cultural heritage and provide a high quality townscape and	The landscape study recommends that the site has a high capacity for development. The Historic Landscape	The landscape study recommends that the site has a medium/low landscape capacity. Only a very small parcel of land in the north east	The landscape study recommends that there are a number of Listed Buildings within close vicinity of the site in Harwell Village. The	The landscape study recommends that there are a number of Listed Buildings in East Hanney. The site is within the setting of the	The landscape study recommends that the site has a medium/high landscape capacity for development however is sensitive to views from	The landscape study recommends that there are a number of Listed Buildings in Steventon. The site abuts the Steventon Conservation

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
landscape.	Character of the site is modern orchard, modern woodland pasture and modern reorganised enclosures. **Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.	of the site is recommended as being suitable for development to be in-keeping with nearby scattered development. The Historic Landscape Character of the site is early 20th Century Prairie type enclosure; modern industrial esates and modern secondary woodland. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	AONB is adjacent to the site in the south. The site has a medium landscape capacity. Only part of the site adjoining Harwell village is recommended as being suitable for development. The Historic Landscape Character of the site is a modern planned enclosure. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	East Hanney Conservation Area. The site has a medium landscape capacity. Only a small part of the site to the west is suitable for development due to landscape and visual effects. Development of the whole site would be out of scale with the rest of East Hanney and may be visible from the AONB. The Historic Landscape Character of the site is modern Prairie type fields with an area of piecemeal enclosure to the west. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should retain the historic field	the east of the site which is adjacent to an SAM. There are a number of Listed Buildings in Appleford. The Historic Landscape Character of the site is an enclosed disused gravel quarry. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could avoid adverse visual impact on views from Wittenham Clumps; intrusion into the landscape setting of the SAM and open landscape to the west. Development should retain the historic field pattern, tree belts and hedgerows within the site.	Area to the south. The site has a medium/high landscape capacity for development. Development of the whole site would be out of scale to Steventon, Development extending further to the west would erode the countryside setting of and approach to Steventon and development in the south east corner would block a key view over open countryside from within the Conservation Area. The Historic Landscape Character of the site is a modern reorganised enclosure. **Mitigation**: Only the eastern part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
				pattern, tree belts and hedgerows within the site.		Development should retain the historic field pattern, tree belts and hedgerows within the site.
9	-	-	-	-	-	-
Reduce air, noise and light pollution	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County	The site is adjacent to the Great Western Main Line which could lead to amenity effects for residents nearest the railway. This is not likely to be significant as Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the Great Western Main Line and new housing at the site to prevent noise impacts on new dwellings.	The site is adjacent to the A417 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County	The site is adjacent to the A338 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County	The site is adjacent to the Oxford to Didcot Line and sites of gravel extraction which could lead to amenity effects for residents nearest the railway and quarry. This is not likely to be significant as Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the Oxford to Didcot Line, mineral workings and new housing at the site to prevent noise impacts on new dwellings.	The site is adjacent to the Great Western Main Line which could lead to amenity effects for residents nearest the railway. **Mitigation:** Noise barriers may be required between the Great Western Main Line and new housing at the site to prevent noise impacts on new dwellings.

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
	Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A34 and new housing at the site to prevent noise impacts on new dwellings.		Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A417 and new housing at the site to prevent noise impacts on new dwellings.	Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A338 and new housing at the site to prevent noise impacts on new dwellings.		
10	-	-	-	--	--	-
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	The site would lead to the loss of 53.4ha of greenfield land. An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve	The site is 50.5ha of a mix of greenfield and brownfield land. An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve	The site would lead to the loss of 50ha of greenfield land. An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve	The site would lead to the loss of 50ha of greenfield land. Development on this site could possibly sterilise a potential mineral resource. An increased population will lead to increased energy and resource use, and emissions; however this is not	The site would lead to the loss of 62ha of greenfield land. Development on this site could possibly sterilise a potential mineral resource. An increased population will lead to increased energy and resource use, and emissions; however this is not	The site would lead to the loss of 56ha of greenfield land. An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
	resource efficiency. Site is unlikely to be able to support anticipated wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional wastewater infrastructure may be required to support the development.	resource efficiency.	resource efficiency. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development. The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. **Mitigation** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.	resource efficiency.

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
				occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.		
11	**0/?**	**0 /?**	**-**	**0/?**	**-**	**0/?**
Increase resilience to climate change and flooding	The site is 20% Grade 2 and 80% Grade 3 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage	The site is 50% Grade 3 Agricultural Land and 50% and brownfield land. Developing this site could result in the loss of Best, Most Versatile Land for the greenfield part of the site. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage	The site is 95% Grade 2 Agricultural Land and 5% Grade 3. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in	The site is 100% Grade 3 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be	The site is 100% Grade 2 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in	The site is 100% Grade 3 Agricultural Land. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile Land. There is a small patch of Flood Zone 2 to the north west of the site. A Sequential Test will need to be undertaken to justify its selection and all built development should be

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
	strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	located outside of Flood Zones 2 and 3. The Sequential Test should take into account all sources of flood risk. The site is over 1ha in size; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.

Summary

The long-term sites would lead to positive effects in terms of providing housing which would contribute towards meeting the Vale's housing need, although this would be later in the plan period so would delay addressing housing need. Through delivering a significant scale of housing in a suitable location; all sites bar Steventon Storage Facility and West of Drayton (due to their isolated location) would lead to significant positive effects in terms of meeting the District's housing needs. The additional housing in the Vale, and the additional expenditure and demand for services this would bring, would help to ensure the availability of services in towns and rural areas.

Sites 40, 44 and 45 are generally within accessible locations; however sites 41, 46 and 47 are more distant from employment opportunities and community infrastructure. Options 40, 44 and 45 are in the most accessible locations along bus corridors serving the SVUK area, leading to the most beneficial effects in terms of reducing the need to travel. Site 41 (Steventon Storage Facility) is considered to perform the worst in terms of reducing the need to travel due to its distance from public transport and amenities; leading to significant negative effects.

The level of provision of facilities for health and wellbeing is not very good for these sites, with all sites needing to consider additional infrastructure provision in the form of GP

Appendix 10: Assessment of Strategic Sites Housing Delivery Update – sites with long-term delivery potential (2)						
SA Objective	Site					
	40 Milton Heights	41 Steventon Storage Facility	44 Land west of Harwell village	45 Land east of East Hanney	46 Appleford	47 Land west of Steventon
surgeries and Leisure Centres, as not all sites were within walking distance of such a facility. This could be mitigated through on-site provision or investment in the expansion of the nearest facilities. In terms of education, sites 40 and 44 are well-located for access to schools whilst Sites 41, 45, and 46 are some way distant. In terms of the economy, all sites bar Steventon Storage Facility would lead to positive effects. The Steventon Storage Facility site (41) is remote from public transport access and is north of the railway line from the SVUK area. Sites 40 (Milton Heights) and 44 (Land west of Harwell Village) would lead to significant positive effects through their close proximity and good public transport links to Science Vale Oxford. All sites apart from Site 40 (Milton Heights) would lead to negative effects in terms of landscape; however only two of these are significant – sites 41 (Steventon Storage Facility) and 45 (Land east of East Hanney). For those sites with minor negative effects this could be mitigated through developing a smaller site area and screening. In terms of the natural environment and biodiversity, sites 40 (Milton Heights); 41 (Steventon Storage Facility); 44 (Land West of Harwell Village) and 46 (Appleford) have the potential to lead to negative effects, however surveys are necessary to confirm the biodiversity importance of the site. Site 45 is considered to lead to a negative effect due to the confirmed presence of water voles in the ditch at the site. All of the sites are on green field land. In terms of using resources efficiently; Sites 44 and 46 would lead to negative effects through being on Grade 2 Agricultural Land and sites 45 and 46 would sterilise a potentially viable mineral resource. In terms of the best-performing site options, these are considered to be sites at Milton Heights and the Land west of Harwell Village. They have no significant constraints and would lead to various positive effects, particularly in terms of housing, reducing the need to travel and the local economy, through good access to employment sites and town centres.						

APPENDIX 11: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: SITES WITHIN OR SURROUNDED BY AONB (2014 INTERIM SA)

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	**Site**		
	9 South Wantage	**17 East Harwell Oxford Campus**	**19 North West Harwell Oxford Campus**
1	**+**	**++**	**+**
Provide sufficient suitable homes including affordable homes.	Site can provide an indicative 305 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 3,500 homes at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district. Site is not in an as accessible location as other sites in terms of services although the level of growth proposed would deliver such services on-site. Site would lead to a significant number of homes.	Site can provide an indicative 275 homes at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district. Site is not in an as accessible location as other sites in terms of services.
2	**++**	**+**	**+**
Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	The site is well located within walking distance of Wantage town centre (850m); town hall (900m); Leisure Centre (1.1km); Primary School (1km) and Secondary School (1km). The only facility that is beyond walking distance is the GP which is within cycling distance or a short bus journey (2.3km). Development at this site would ensure access to existing services and facilities and would support and enhance such infrastructure in one of the Vale's Market Towns.	The site is within walking distance of a Primary School (1.1km) however it is by some way distant from Didcot Town Centre (7.8km); the nearest Secondary School (7.1km); Leisure Centre (7.1km) and GP (7.1km). The site is within cycling distance of local shops (1.4km) and a village hall (1.7km). Development at this site would likely improve access to services and facilities in rural areas around Harwell Campus. Development of such a scale here could help sustain service provision at Harwell Oxford Campus and may improve rural service provision in the area. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and Leisure	The site is within walking distance of local shops (1.2km) however is distant from Didcot town centre (6.7km); Didcot Leisure Centre (7.8km); the nearest Secondary School (6.7km) and GP (6.3km). The nearest Primary School is 2.4km away. Development here could help sustain service provision at Harwell Oxford Campus and may improve rural service provision in the area. **Mitigation:** Site should consider the need for new or expanded provision for a Primary School, Secondary School, GP and Leisure Centre to improve access to services and facilities at Harwell Campus.

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	**Site**		
	9 South Wantage	**17 East Harwell Oxford Campus**	**19 North West Harwell Oxford Campus**
		Centre to improve access to services and facilities at Harwell Campus.	
3	**-**	**++**	**++**
Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	Site is 850m from Wantage town centre which is well-located for walking and cycling; however the site is in a location that has poor public transport access to employment sites in Science Vale Oxford and the wider network is over capacity. The gradient of the site could affect safe access and rates of walking and cycling. **Mitigation:** Site should consider provision of walking and cycling infrastructure to link with public transport that serves Wantage, Grove and the rest of Science Vale.	Site is 7.8km from Didcot town centre and 1.4km from local shops however it is well-located to take advantage of planned road infrastructure in Science Vale Oxford, with good access to the strategic road network and employment sites. Furthermore the site would directly contribute towards the Science Vale Integrated Transport Package, increasing accessibility via public transport and cycling to employment opportunities and town centres across the area. The site is located along an existing bus corridor from Didcot that should benefit from additional users.	Site is 6.7km from Didcot town centre and 1.2km from local shops. The site is well-located to take advantage of planned road infrastructure in Science Vale Oxford and has good access to Harwell Campus, the strategic road network and Didcot. Furthermore the site would directly contribute towards the Science Vale Integrated Transport Package, increasing accessibility via public transport and cycling to employment opportunities and town centres across the area. The site is located along an existing bus corridor from Didcot that should benefit from additional users.
4	**+**	**-**	**- -**
Improve the health and well-being of Vale residents.	The site is within walking distance of Wantage Leisure Centre (1.1km) and is adjacent to the nearest open space. The nearest GP is within cycling distance from the site (2.3km). **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP to improve access to the site.	The site is some way distant from the nearest Leisure Centre and GP (both 7.1km). The nearest open space is 1.4km away, beyond walking distance. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to the site.	The site is some way distant (7.8km) from Didcot Leisure Centre; and from the nearest GP (6.3km). The nearest open space is beyond walking distance 2.6km from the nearest open space. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to the site.
5	**++**	**0**	**-**

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	**Site**		
	9 South Wantage	**17 East Harwell Oxford Campus**	**19 North West Harwell Oxford Campus**
Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Site is within walking distance (1km) of both a Primary and Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	Site is within walking distance (1.1km) of the nearest Primary School however the nearest Secondary School is some way distant (7.1km). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	Site is not within walking distance of either a Primary School (2.4km) or Secondary School (6.7km). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.
6	**++**	**++**	**++**
Support a strong and sustainable economy within the Vale's towns and rural areas.	Site is 850m from Wantage town centre and 1.9km from the nearest employment site (Grove Road). There are a number of employment sites around the Wantage and Grove area within 4km of the site. Growth here would benefit SVUK and improve the self-sufficiency of one of the district's Market Towns which supports a wider rural catchment.	Site is 7.8km from Didcot town centre and adjacent to an employment site (Harwell Oxford Campus). The site is located adjacent to Harwell Campus and the Science Vale Enterprise Zone. Growth here would complement development at Harwell Campus and Science Vale Oxford. The Integrated Transport Package would improve links between Harwell Oxford Campus and Didcot which would enhance the economy in the south east of the Vale.	Site is 6.7km from Didcot town centre and adjacent to an employment site (Harwell Oxford Campus). The site is located adjacent to Harwell Campus and the Science Vale Enterprise Zone. Growth here would complement development at Harwell Campus and Science Vale Oxford. The Integrated Transport Package would improve links between Harwell Oxford Campus and Didcot which would enhance the economy in the south east of the Vale.
7	**0**	**0**	**0**
Improve and protect the natural environment including biodiversity, water and	The site is not constrained in terms of the natural environment.	The site is not constrained in terms of the natural environment.	The site is not constrained in terms of the natural environment. The site may have contaminated land associated with it due to the adjacent site. The site is considered high risk to groundwater. As such, mitigation measures may be required to prevent any detrimental impact on groundwater quality. A minor watercourse crosses the site which should be

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	**Site**		
	9 South Wantage	**17 East Harwell Oxford Campus**	**19 North West Harwell Oxford Campus**
soil quality			retained. **Mitigation:** An intrusive ground investigation and remediation strategy may be required to understand levels of contamination on-site to ensure there is no risk to groundwater quality. Mitigation measures may be required to prevent adverse effects on groundwater.
8	**- -**	**- -**	**-**
Protect the cultural heritage and provide a high quality townscape and landscape.	The landscape study concludes that the site has low landscape capacity and no part of the site is suitable for development. The site is surrounded by the AONB to the south, east and west; and is within its setting. The Wantage Conservation Area is 150m from the site. Given the site's location adjacent to the AONB and close to Wantage Conservation Area, the site is in a very sensitive location and has the potential to lead to significant negative effects in terms of landscape and townscape. Core Policies 34 (Landscape), 37 (Design) and 38 (Historic Environment) would apply; however given the sensitive location of the site and the scale of development it is likely that significant residual negative effects would remain in relation to the AONB, particularly in relation to important views, natural features, tranquillity and noise and light pollution. The Historic Landscape Character of the site is19th Century Prairie type enclosure formed by the enclosure of the open field system.	The landscape study recommends that the site has low landscape capacity and no part of the site is suitable for development. The site is located within the AONB and there is also one Listed Building along the boundary of the site. Core Policies 34 (Landscape), 37 (Design) and 38 (Historic Environment) would apply; however such a scale of development within the AONB and surrounding a Listed Building would likely lead to significant negative effects in terms of the landscape and historic environment particularly in relation to important views, natural features, tranquillity and noise and light pollution. The Historic Landscape Character of the site is an area of open field enclosed in the 18th Century that has been reorganised slightly in modern times through addition of additional internal boundaries. **Mitigation:** The site should be screened as far as practicable in	The landscape study recommends that the site is medium/low landscape capacity. The southern part of site assessed is considered suitable on landscape and visual grounds. The site is located within the AONB. Core Policies 34 (Landscape) and 37 (Design) would apply to mitigate the effect. The Historic Landscape Character of the site is a planned enclosure that was enclosed in the 19th Century. They have since been amalgamated into a large irregular field. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects Planting to the north boundary would screen views from the north and create a strong boundary to the countryside edge. This could prevent negative effects. As part of design and mitigation measures, development at this site within AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	**Site**		
	9 South Wantage	**17 East Harwell Oxford Campus**	**19 North West Harwell Oxford Campus**
	Mitigation: As part of design and mitigation measures, development at this site within AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire Wildlife and Landscape Study. Development should retain the historic field pattern, tree belts and hedgerows within the site.	order to protect the AONB. Sensitive landscaping and design should be employed and a Landscape and Visual Impact Assessment should be undertaken to prevent significant negative effects. As part of design and mitigation measures, development at this site within AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire Wildlife and Landscape Study. Development should retain the historic field pattern, tree belts and hedgerows within the site.	Assessment, and the Oxfordshire Wildlife and Landscape Study. Development should retain the historic field pattern, tree belts and hedgerows within the site.
9	**-**	**- -**	**- -**
Reduce air, noise and light pollution	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and light pollution impacts locally. The site is in a sensitive location on the edge of the AONB and general noise and light pollution could negatively affect the tranquillity and setting of the AONB. Relevant Core Policies 29 (Promoting Sustainable Transport and Accessibility) and 33 (Natural Resources) would apply to reduce the significance of pollution impacts to a minor adverse effect. **Mitigation:** Noise barriers may be required between the AONB and new housing at the site to prevent noise and light pollution impacts affecting the tranquillity of the	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. The site is in a sensitive location in the AONB which could have significant negative effects in terms of tranquillity of the AONB. Relevant Core Policies 29 (Promoting Sustainable Transport and Accessibility) and 33 (Natural Resources) would apply to reduce the significance of pollution impacts; however given the sensitivity of the AONB this is likely to remain a significant adverse effect. **Mitigation:** Noise barriers may be required between the AONB, A34 and new housing at the site to prevent noise and light pollution impacts affecting the tranquillity of the	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. The site is in a sensitive location in the AONB which could have significant negative effects in terms of tranquillity of the AONB. Relevant Core Policies 29 (Promoting Sustainable Transport and Accessibility) and 33 (Natural Resources) would apply to reduce the significance of pollution impacts; however given the sensitivity of the AONB this is likely to remain a significant adverse effect. **Mitigation:** Noise barriers may be required between the AONB and new housing at the site to prevent noise and light pollution impacts affecting the tranquillity of the

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	**Site**		
	9 South Wantage	**17 East Harwell Oxford Campus**	**19 North West Harwell Oxford Campus**
	AONB.	AONB.	AONB.
10	-	-	-
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land.	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is on Greenfield land.
11	-	-	-
Increase resilience to climate change and flooding	The site is a Greenfield site which contains 12ha of Grade 2 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in size; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction	The site is a Greenfield site which contains 140ha of Grade 2 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. The site is over 1ha in size; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction	The site is a Greenfield site which contains 11ha of Grade 2 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. There is approximately 0.2ha of Flood Zone 3 within the site. A Sequential Test will need to be undertaken to justify its selection and all built development should be located outside of Flood Zone 2 and 3. The

Appendix 11: Assessment of Strategic Sites Housing Delivery Update – sites within or surrounded by the AONB			
SA Objective	Site		
	9 South Wantage	17 East Harwell Oxford Campus	19 North West Harwell Oxford Campus
	of impermeable surfaces.	of impermeable surfaces. There are areas to the centre and east of the site which are susceptible to surface water flooding; this would need to be investigated within the site-specific FRA. And the appropriate mitigation measures implemented.	Sequential Test should take into account all sources of flood risk. The site is over 1ha in size; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.

Summary

The sites within the AONB do not perform particularly well environmentally as they would lead to negative effects on the landscape and would lead to the loss of some of the Best and Most Versatile land in the district. Sites 9 and 17 have low landscape capacity due to their impact on the AONB. Site 19 (North West Harwell Campus) has a higher landscape capacity and thus the ability to accommodate a small amount of development with a smaller site boundary without harm to the landscape.

Site 17 would lead to significant positive effects in terms of housing through delivering a large number of homes. In terms of community infrastructure, Site 9 has better access to the Market Town facilities of Wantage in comparison to the Harwell Campus sites which are a little distant from Wantage and Didcot. However, Harwell Oxford Campus has a number of facilities and scores similarly to a larger village in the Village Facilities Study. In the case of Site 17, the site is large enough to provide additional facilities as part of the development.

Given their proximity to Science Vale Oxford and the Market Towns, all three sites would lead to positive effects in terms of the local economy. The sites at Harwell have poor accessibility (in terms of walking) to health and wellbeing infrastructure, which would likely lead to negative effects. Development at any of these sites would have significant positive effects for the Vale's economy and the Market Towns that serve a wider rural catchment.

The sites in and around the AONB are in sensitive locations in terms of landscape, and are located on some of the best quality agricultural land in the district. This is not to say that they should not be taken forward, as they perform very favourably in terms of socio-economic objectives, and therefore a trade-off may be deemed acceptable. Of the three sites, Site 19 (North West Harwell Campus) is considered to have the least negative effects as it has a greater landscape capacity. It is considered that North West Harwell Campus could potentially mitigate concerns over health infrastructure by delivering on-site open space and investment in health facilities; and could reduce its impact on the A34 through enhanced public transport measures; and if a smaller site area is taken forward could do so without significantly adversely affecting the AONB.

APPENDIX 12: ASSESSMENT OF STRATEGIC SITES HOUSING DELIVERY UPDATE – ADDITIONAL SITES: SITES WITHIN THE GREEN BELT (2014 INTERIM SA)

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
1	++	++	+	+	+	+	+	+	+	+
Provide sufficient suitable homes including affordable homes.	Site can provide an indicative 1,735 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district. Site would lead to a significant number of homes.	Site can provide an indicative 1,350 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district. Site would lead to a significant number of	Site can provide an indicative 295 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 295 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 320 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 465 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 660 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 295 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 220 homes, in an accessible edge of town location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.	Site can provide an indicative 200 homes, in an accessible edge of village location, at a density of 25 dwellings per hectare, which would contribute towards meeting both market and affordable housing need in the district.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
		homes.								
2	++	+	+	+	+	+	+	+	++	+
Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Site is within walking distance of a community centre (800m); Primary School (750m) and GP (700m). Other facilities are a short cycle journey or bus ride away including Abingdon town centre (2.6km); local shops (1.4km); the nearest Leisure Centre (2.7km) and the nearest Secondary	The site is within walking distance of local shops (1.1km) and a Primary School (1.2km) however is some way distant from Oxford city centre. Other facilities are within cycling distance including a village hall (1.6km); Leisure Facilities (3.8km at Oxford Brookes University); a Secondary School	The site is some way distant from Oxford city centre (6km) and Leisure facilities at Oxford Brookes (6km); however it is within walking distance of local shops (550m), a village hall (800m) and a Primary School (850m). The site is within cycling distance of a Secondary School (3.4km) and a GP (4.1km).	Site is within walking distance of a Primary School (1.2km) and is within cycling distance of local shops (1.8km); a village hall (1.8km); Leisure centre (4km) and GP (1.7km). The site is 5.2km from Abingdon town centre and 5.5km from a Secondary School. Additional development	The site is within walking distance of local shops (800m); a village hall (450m) and a Primary School (450m). The site is within cycling distance of Abingdon town centre (3.6km); a Leisure Centre (1.9km); a Secondary School and a GP (both 3.4km). Development at this site would likely benefit	The site is within walking distance of local shops (450m) and a Primary School (450m). The site is within cycling distance of Abingdon town centre (4.4km); a Leisure Centre (2.7km); a village hall (450m); a Secondary School (4.1km) and a GP (4km). Development at this site would likely benefit	The site is within walking distance of local shops (900m); the village hall (1km); a Primary School (260m) and a GP (950m). The remainder of facilities are beyond cycling distance including Abingdon town centre (5.6km); a Leisure Centre (7.4km) and the nearest Secondary School (5km).	The site is within walking distance of local shops (750m); the village hall (650m); a Primary School (370m) and GP (750m). The remainder of facilities are some way distant including Abingdon town centre (5.2km); the nearest Leisure Centre (7km) and Secondary School (4.5km).	The site is within walking distance of local shops (800m); a community centre (1.2km); a Primary School (1.1km); a Secondary school (1km); and just beyond walking distance are Abingdon town centre (1.6km) and a GP (1.3km). The nearest Leisure Centre is 3.3km away; within cycle distance or a	The site is within walking distance of local shops (700m) and a community centre (650m); however is by some way distant from Abingdon town centre (4.1km); the nearest Leisure Centre (6.1km) and Secondary School (3.5km). The nearest Primary School is within cycling distance (1.4km), as is

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	School (2.1km). **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Abingdon.	(2.1km) and a GP (3.7km). Development here could help sustain service provision at Botley and may improve rural service provision to the west of Oxford. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Botley.	Development here could help sustain service provision at Cumnor and may improve rural service provision to the west of Oxford. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Cumnor.	in Kennington could maintain and enhance existing service provision in the village. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Kennington.	Radley village centre as it is such a short distance away, maintaining and enhancing accessibility to services in a rural area. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and Leisure Centre to improve access to services and facilities in Radley.	Radley village centre as it is such a short distance away, maintaining and enhancing accessibility to services in a rural area. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and Leisure Centre to improve access to services and facilities in Radley.	Development at this site would likely benefit Wootton village centre as it is such a short distance away, maintaining and enhancing accessibility to services in a rural area. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and Leisure Centre to improve access to services and facilities in Wootton.	Development at this site would likely benefit Wootton village centre as it is such a short distance away, maintaining and enhancing accessibility to services in a rural area. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and Leisure Centre to improve access to services and facilities in Wootton.	short bus ride from the site. Development here is in a location that is accessible to a wide range of services and would help to support the principal settlement in the Vale that provides for a wider rural area. **Mitigation:** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to services and facilities in Abingdon.	the nearest GP (1.3km). Development at this site would likely support and enhance existing services and facilities in a rural part of the Vale. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Wootton.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
3	++	+	+	+	+	+	0	0	+	+
Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	The site is 2.6km from Abingdon town centre and 1.4km from local shops, resulting in a large range of services within cycling distance or a short bus journey from the site. The site is well-connected for Abingdon and Oxford. Dunmore Road and Twelve Acre Drive would cause severance for the site and pedestrian crossings would need to	Site is 5.3km from Oxford city centre and 1.1km from local shops. The northern part of the site is within walking distance of the Abingdon-Cumnor-Oxford bus route. The site has good access to the A420. **Mitigation:** Development to be focussed towards the existing bus corridor to ensure access to the Abingdon-Cumnor-	Site is 6km from Oxford city centre and 550m from local shops. The site is within walking distance of the Abingdon-Cumnor-Oxford bus route. The site has good access to the A420. **Mitigation:** Development to be focussed towards and ensure good pedestrian access to the existing bus corridor to ensure access to the	Site is 5.2km from Abingdon town centre and 1.8km from local shops. The site is served by a frequent bus service from Oxford to Abingdon and is within easy reach of Radley train station. The site is remote from a main road.	Site is 3.6km from Abingdon town centre and 800m from local shops. Site is remote from a main road and traffic would pass through Radley. The site has easy access to Oxford, Culham and Didcot via Radley train station, albeit on an infrequent service. The site is adjacent to the Abingdon to Kennington to Oxford bus route.	Site is 4.4km from Abingdon town centre and 450m from local shops. Site is remote from a main road and traffic would pass through Radley. The site has easy access to Oxford, Culham and Didcot via Radley train station, albeit on an infrequent service. The site is adjacent to the Abingdon to Kennington to Oxford bus route. Access	Site is 5.6km from Abingdon town centre and 500m from local shops which is within walking distance. Site has good access to the A420 and Oxford. The site is near the Abingdon-Cumnor-Oxford bus route however pedestrian access does not appear direct. **Mitigation:** Site should consider the need to provide a	Site is 5.2km from Abingdon town centre and 750m from local shops which is within walking distance. The site has good access to the A420 and Oxford. The site is reasonably near the Abingdon-Cumnor-Oxford bus route however pedestrian access does not appear direct. **Mitigation:** Site should consider the	Site is 1.6km from Abingdon town centre and 800m from local shops which is within walking distance. The site is outside of the Abingdon ring road and severance would be an issue for pedestrian and cycle access. Site is alongside routes 4 and 44 to Oxford but is in an area affected by congestion. **Mitigation:**	Site is 4.1km from Abingdon town centre and 700m from local shops which is within walking distance. The site has good access to the A420 to Oxford. . The site is adjacent to the Abingdon-Cumnor-Oxford bus route.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	be implemented. A frequent bus corridor passes along the A4183 so the centre of the site is accessible to Oxford and Abingdon. **Mitigation:** Site should consider the need to provide pedestrian crossings to reduce severance and focus development nearest the bus corridor along the A4183.	Oxford bus route.	Abingdon-Cumnor-Oxford bus route.		Access may be difficult to achieve off White Lane and Church Road.	may be possible from Radley Road.	direct pedestrian and cycle link to bus stops serving Abingdon, Cumnor and Oxford.	need to provide a direct pedestrian and cycle link to bus stops serving Abingdon, Cumnor and Oxford.	Site should consider the need for pedestrian and cycle crossings to access Abingdon.	
4	+	0	0	0	0	0	+	+	+	+
Improve the health and	The site is within walking	The site is within walking	The site is within walking	The site is within cycling	The site is within walking	The site is just within	The site is within walking	The site is within walking	Site is 1.3kmt from the	Site is some way distant

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
well-being of Vale residents.	distance of the nearest GP (700m) and open space (800m). The nearest Leisure Centre is within cycling distance; 2.7km of the site.	distance (850m) of the nearest open space; whilst the nearest Leisure Centre (3.8km) and GP (3.7km) are within cycling distance. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	distance (350m) of open space. The nearest Leisure Centre is some way distant (6km) whilst the nearest GP is 4.1km; within cycling distance. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	distance (4km) of the nearest Leisure Centre (Abingdon) and GP (1.7km). The nearest open space is 600m from the site, within walking distance. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	distance of the nearest open space (700m) and cycling distance from the nearest Leisure Centre (1.9km) and GP (3.1km). **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP to improve access to the site.	walking distance of the nearest open space (1.1km). The nearest Leisure Centre (2.7km) and GP (4km) are both within cycling distance of the site. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and open space to improve access to the site.	distance of both a GP (950m) and open space (750m). The site is some way distant from the nearest Leisure Centre (7.4km). **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	distance of both a GP (750m) and open space (650m). The site is some way distant from the nearest Leisure Centre (7km). **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	nearest GP; 50m from the nearest open space and within cycling distance of the nearest Leisure Centre (3.3km). **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and open space to improve access to the site.	(6.1km) from the nearest Leisure Centre (Abingdon); however is within walking distance (700m) of a GP and from the nearest open space (650m). The site contains a PRoW. **Mitigation** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
5	+	+	+	-	+	+	0	0	++	0
Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Site is within walking distance (750m) of the nearest Primary School however the nearest Secondary School is 2.1km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	Site is within walking distance (1.2km) of the nearest Primary School however the nearest Secondary School is beyond walking distance (2.1km). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of	The site is 850m (walking distance) from the nearest Primary School however the nearest Secondary School is 3.4km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide	The site is within walking distance (1.2km) of the nearest Primary School however the nearest Secondary School is not (5.5km away). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	Site is within walking distance (450m) from the nearest Primary School however the nearest Secondary School is 3.1km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	Site is within walking distance (450m) from the nearest Primary School however the nearest Secondary School is 3.8km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	Site is within walking distance (270m) from the nearest Primary School however the nearest Secondary School is 5km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	Site is within walking distance (370m) from the nearest Primary School however the nearest Secondary School is 4.5km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	Site is within walking distance of both a Primary School (1.1km) and Secondary School (1km) **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school	Site is beyond walking distance from the nearest Primary School (1.4km) and Secondary School (3.5km). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	towards new or expanded school provision accordingly.	school places and provide contributions towards new or expanded school provision accordingly.	contributions towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.	provision accordingly.	school provision accordingly.
6	++	+	+	+	+	+	+	+	++	+
Support a strong and sustainable economy within the Vale's towns and rural areas.	The site is 2.6km from Abingdon town centre and 2.1km from the nearest employment site (Radley Road Industrial Estate). There are a number of employment sites in Abingdon within easy reach of the site. The site	Site is 5.3km from Oxford city centre and 500m from a proposed employment site at Cumnor Hill. Seacourt Tower is 3.1km away. The site would likely result in residents travelling to Oxford rather than benefitting the	Site is 6km from Oxford city centre and 1.6km from a proposed employment site at Cumnor Hill. Seacourt Tower is 4.2km away. The site would likely result in residents travelling to Oxford rather than benefitting the	Site is 5.2km from Abingdon town centre and 300m from the nearest employment site (Sandford Lane Industrial Estate). The site has good access to Abingdon with a number of other existing and proposed employment sites nearby.	Site is 3.6km from Abingdon town centre and 2.4km from the nearest employment site (Abingdon Science Park). Industrial Estate). The site has good access to Abingdon with a number of other existing and proposed	Site is 4.4km from Abingdon town centre and 2.2km from the nearest employment site (Sandford Lane Industrial Estate). Industrial Estate). The site has good access to Abingdon with a number of other existing and proposed	Site is 5.6km from Abingdon town centre and 1.2km from the nearest employment site (Wootton Business Park). Development here would support this growth and likely maintain and enhance the economic role of Wootton	Site is 5.2km from Abingdon town centre and 500m from the nearest employment site (Wootton Business Park). Development here would support this growth and likely maintain and enhance the economic role of Wootton	Site is 1.6km from Abingdon town centre and 850m from the nearest employment site (Fitzharris Industrial Estate). There are a number of employment sites in Abingdon within easy reach of the site. The site would	The site is 4.1km from Abingdon town centre and 1.3km from the nearest employment site (Wootton Business Park). Development here would support this growth and likely maintain and enhance the economic role of Wootton

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	would maintain and enhance Abingdon's role in the district, which is as the largest settlement in the district which serves a wider rural catchment.	towns and rural areas in the Vale; although the site has good links to the A420 and Abingdon.	towns and rural areas in the Vale; although the site has good links to the A420 and Abingdon		employment sites nearby. Development here would likely maintain and enhance the economic role of Radley.	employment sites nearby. Development here would likely maintain and enhance the economic role of Radley.	village.	village.	maintain and enhance Abingdon's role in the district, which is as the largest settlement in the district which serves a wider rural catchment.	village.
7	0	0	-	-	0	0	- -	- -	0	-
Improve and protect the natural environment including biodiversity, water and soil quality	The site is not constrained in terms of the natural environment. The site is within 400m of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water	The nearest SSSI (Hurst Hill) is 150m away whilst the nearest Local Wildlife Site is 300m away. The SSSI is not likely to be affected as it is designated for its geological interest and	The centre of the site is considered high risk to groundwater. As such mitigation measures may be required to prevent any detrimental impact on groundwater quality. The	The site is adjacent to a Local Wildlife Site and Ancient Woodland. Development at the site could lead to negative effects for biodiversity in terms of noise, disturbance	The site is not constrained in terms of the natural environment. The site is within 800m of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water	The site is not constrained in terms of the natural environment. The site is within 1.4km of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water	The nearest SSSI (Cothill Fen) is 250m away and is also designated a Special Area of Conservation for its alkaline fen habitat. Development in close proximity to the SSSI and	The nearest SSSI (Cothill Fen) is 350m away and is also designated a Special Area of Conservation for its alkaline fen habitat. Development in close proximity to the SSSI and	Site is not constrained in terms of the natural environment.	The nearest SSSI (Cothill Fen) is 900m from the site and is also designated a Special Area of Conservation for its alkaline fen habitat. Development here has the potential to increase

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	Framework Directive. The site is considered high risk to groundwater; as such mitigation measures may be required to prevent any detrimental impact on groundwater quality. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse	presence of moss and liverworts. Development could have a minor negative effect on biodiversity in terms of noise, disturbance and pets.	site contains a number of potential ecological constraints. Surveys will be required to investigate further. The site lies adjacent to the Oxford Heights Conservation Target Area. **Mitigation** Ecological surveys to investigate potential habitat for protected species. An adequate ecological buffer zone to the on-site watercourse will be	and pets accessing the site. The site is within 400m of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse effect. **Mitigation:**	Framework Directive. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse effect. The site may have contaminated land associated with it due to the adjacent White Lane historic landfill site. An intrusive ground investigation and remediation	Framework Directive.	SAC is likely to increase nitrogen deposition which could lead to significant negative effects for the fauna on site. The Thames Basin Heaths SPA Avoidance Strategy recommends no development is allowed within 400m of the SPA. **Mitigation** The effects of development at this site should be assessed through the Habitats Regulations	SAC is likely to increase nitrogen deposition which could lead to significant negative effects for the fauna on site. The Thames Basin Heaths SPA Avoidance Strategy recommends no development is allowed within 400m of the SPA. **Mitigation** The effects of development at this site should be assessed through the Habitats Regulations Assessment.		nitrogen deposition which could lead to significant negative effects for the fauna on site. Natural England believes that the site has the potential to impact on the SSSI.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	effect. **Mitigation:** There is the potential for adverse effects in terms of groundwater. Mitigation measures may be required to prevent any negative impact on groundwater quality. An adequate ecological buffer zone to the watercourses on-site will be required to ensure there is no detrimental impact on water quality and biodiversity.		required to ensure that there is no detrimental impact on water quality and biodiversity. Proposals should contribute towards a net gain in biodiversity in line with the Conservation Target Area objectives.	Site should contribute towards the management of the Local Wildlife Site and habitat creation to extend the sites, in line with Core Policy 36.	strategy may be required to understand levels of contamination on-site to ensure there is no risk to groundwater quality. Policy 32 and 33 would apply which would require sustainable drainage systems and allow 'no deterioration in water quality' respectively, so would have no adverse effect.		Assessment.			

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
8	-	- -	-	0	0	- -	-	-	0	-
Protect the cultural heritage and provide a high quality townscape and landscape.	The landscape study recommends that only areas in western part suitable on landscape and visual impact grounds, with greater constraints in the east. The site is within the Green Belt, located less than 25m from a Scheduled Ancient Monument at Radley Road/Thrupp Lane; and a Listed Building is located within	The landscape study recommends that no part of site suitable on landscape and visual impact grounds. The site is within the Green Belt and the nearest Listed Building is 50m from the site. Development at the site would lead to significant negative effects in terms of the Green Belt as it would affect the 'openness' of the	The landscape study recommends that only a small part of the site is considered suitable for development in landscape and visual impact terms. The site is within the Green Belt and is partly within Cumnor Conservation Area. The Cumnor Conservation Area Appraisal identifies two important views across the site from	The landscape study recommends that the majority of site suitable on landscape and visual impact grounds. The site is within the Green Belt. The Green Belt Review shows that the land south of Kennington is less important in maintaining separation between Radley and Kennington, and development may therefore	The landscape study recommends that the majority of site suitable on landscape and visual impact grounds. The site is within the Green Belt and the nearest Listed Building is 75m away. The green Belt Review states that the settlement edge of Radley is in general important in maintaining the separation of Radley and	The landscape study recommends that no part of site suitable on landscape and visual impact grounds. The site has low landscape capacity. The site is within the Green Belt and the nearest Listed Building is 75m away. Development at the site would lead to significant negative effects in terms of the Green Belt as it would affect the	The landscape study recommends that the site is medium landscape capacity. The northern part of this site is considered suitable on landscape and visual grounds. The Green Belt Review around Wootton states that the area does not include the key qualities which contribute to the setting and special character of Oxford and	The landscape study recommends that the site is medium/low landscape capacity. Only the southern part of this site is considered suitable on landscape and visual grounds. The site is within the Green Belt and the nearest Listed Building is 25m away. . The Green Belt Review around Wootton states that the area does not include the	The landscape study recommends that the site has a high landscape capacity. The whole site is suitable for development. The Historic Landscape Character of the site is piecemeal enclosure. The current field layout represents modern reorganisation formed by the construction of the A34 and housing to the south east.	The landscape study recommends that the site has a medium landscape capacity. Only the north-western part of the site is considered suitable for development on landscape and visual grounds. The Green Belt Review states that development east of Lamborough Hill and north of Fox Lane should not have the effect of

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	50m of the site. The Green Belt in the western part of the site would be at risk of merging Abingdon with Whitecross, but the A34 contains the edge around Abingdon well. At the east of the site, the Green Belt would be eroded in the gap between Abingdon and Radley. Additionally the site could adversely affect the setting of the nearby Listed Building and Scheduled Ancient	countryside and lead to coalescence between Botley and Cumnor. Additionally the site could adversely affect the setting of the nearby Listed Building; however Core Policies 34 (Landscape); 37 (Design) and 38 (Historic Environment) would apply and likely prevent significant effects in terms of the historic environment. The Historic Landscape Character at the site is	the Area and development here has the potential to adversely affect the setting of the conservation area. The Green Belt review shows that the area along A420 south of Cumnor is important in checking the unrestricted sprawl of Oxford; however away from the A420 corridor local small scale development may be possible. Additionally the site could	be acceptable. The Historic Landscape Character of the site is 18th Century Woodland and 19th Century reorganised fields. The introduction of the railway in the 19th Century subdivided and reorganised the land. **Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.	Abingdon but the Radley edge east of White's Lane is already compromised by the exposed village build form. Additionally the site could adversely affect the setting of the nearby Listed Building; however Core Policies 34 (Landscape); 37 (Design) and 38 (Historic Environment) would apply and likely prevent significant effects in terms of the historic	'openness' of the countryside. Additionally the site could adversely affect the setting of the nearby Listed Building; and historic park and garden at Nuneham Courtenay unless open views are maintained; however Core Policies 34 (Landscape); 37 (Design) and 38 (Historic Environment) would apply and likely prevent significant effects in terms of the historic	therefore could be acceptable for development. The Historic Landscape Character of the site is an area of 19th Century planned enclosure of open field system, subdivided by internal boundary gain and the encroachment of modern rural settlement. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual	key qualities which contribute to the setting and special character of Oxford and therefore could be acceptable for development. Additionally the site could adversely affect the setting of the nearby Listed Building; however Core Policies 34 (Landscape); 37 (Design) and 38 (Historic Environment) would apply and likely prevent significant effects in terms of the historic	**Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.	merging Wootton with Whitecross and Abingdon to the south as long as it did not extend further than the existing development west of Lamborough Hill. The Historic Landscape Character of the site is a larger irregular enclosed field that has been subdivided into smaller enclosures with fenced boundaries. **Mitigation**: Only part of the site should be taken forward

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	Monument, however Core Policies 34 (Landscape); 37 (Design) and 38 (Historic Environment) would apply and likely prevent significant effects in terms of the historic environment. The Historic Landscape Character of the site consists of Modern reorganised fields; 19th Century Prairie type fields and 19th Century rural farmstead. **Mitigation**: Only part of	modern enclosures formed by the reorganisation of an older field system through the shifting of internal field boundaries and the encroachment of the A420. **Mitigation:** Development should retain the historic field pattern, tree belts and hedgerows within the site.	adversely affect the setting of the nearby Listed Building; however Core Policies 34 (Landscape); 37 (Design) and 38 (Historic Environment) would apply and likely prevent significant effects in terms of the Conservation Area. The Historic Landscape Character of the site is mainly 19th Century enclosure of un-enclosed pasture/waste land. Modern housing has		environment. The parkland setting of Radley College forms an important part of the local landscape character and should be retained. The Historic Landscape Character of the site is an area of piecemeal enclosure from the late 18th/early 19th centuries. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape	environment. The Historic Landscape Character of the site is piecemeal enclosure from the late 18th/early 19th centuries. The railway reorganised the field boundaries in the 19th Century. Settlement encroachment has occurred from the west and a small portion of the site was used as a sewage treatment works (now disused). **Mitigation:** Development should retain the historic	effects. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.	environment. The Historic Landscape Character of the site is made up of Modern Enclosures and Rural Settlement. In the 198th Century the site was enclosed into a large rectangular field which has since been subdivided into smaller enclosures. An 'S' shaped trackway along the northern boundary may be a remnant of the medieval open field		in order to avoid adverse landscape and visual effects. This could prevent significant negative effects. Proposals should allow for views to Boars Hill from Lamborough Hill. Development should retain the historic field pattern, tree belts and hedgerows within the site.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.		encroached onto historic paddock areas by expanding southwards on Appleton Road. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should be sensitively designed to conserve and enhance the conservation area and important views across		and visual effects. This could prevent negative effects. The site should retain the parkland setting of Radley College. Development should retain the historic field pattern, tree belts and hedgerows within the site.	field pattern, tree belts and hedgerows within the site.		system. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Development should retain the historic field pattern, tree belts and hedgerows within the site.		

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
			the site, and retain the historic field pattern, tree belts and hedgerows within the site.							
9	-	-	-	-	-	-	-	-	-	-
Reduce air, noise and light pollution	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. The site is 1.3km from the Abingdon AQMA which	The site is adjacent to the A420 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. The site is also adjacent to an employment	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable	The site is adjacent to the Didcot to Oxford railway line which could lead to negative amenity effects for residents nearest the railway line. The scale of development at the site would likely generate additional vehicle	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable	The site is adjacent to the Didcot to Oxford railway line which could lead to negative amenity effects for residents nearest the railway line. The scale of development at the site would likely generate additional vehicle	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29	The site is adjacent to the B4017 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. This is not likely to be significant as Core

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	could indirectly worsen air quality. This is not likely to be significant due to a combination of reduced site size and mitigative policies. **Mitigation:** Noise barriers may be required between the A34 and new housing at the site.	site at Chawley Park which may lead to negative amenity effects. The site is 2.3km from the Botley A34 AQMA which could indirectly worsen air quality. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road	Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources)	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed	Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources)	movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed	Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources)	Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources)	(Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. The site is in reasonable	Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
		network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A420, Chawley Park	allows no deterioration in air quality.	with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the railway line and new housing at the site to prevent noise impacts on new dwellings.	allows no deterioration in air quality.	with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the railway line and new housing at the site to prevent noise impacts on new dwellings.	allows no deterioration in air quality.	allows no deterioration in air quality.	proximity to Abingdon AQMA which could indirectly worsen air quality. This is not likely to be significant due to a combination of reduced site size and mitigative policies. **Mitigation:** Noise barriers may be required between the A34 and new housing at the site to prevent noise impacts on new dwellings.	Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the B4017 and new housing at the site to prevent noise impacts on new dwellings.

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	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
		and new housing at the site to prevent noise impacts on new dwellings.								
10	-	- -	-	-	-	-	- -	- -	-	- -
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is unlikely to be	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Development on this site	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is unlikely to be	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is unlikely to be	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is unlikely to be	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site is unlikely to be able to	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Development on this site	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Development on this site	The site would lead to the loss of 12ha of greenfield land. An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources)	The site would lead to the loss of 8ha of greenfield land. An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources)

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SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	able to support anticipated wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional wastewater infrastructure may be required to support the development.	could possibly sterilise a potential mineral resource. **Mitigation** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental	able to support anticipated wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional wastewater infrastructure may be required to support the development.	able to support anticipated wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional wastewater infrastructure may be required to support the development.	able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.	could possibly sterilise a potential mineral resource. **Mitigation** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental	could possibly sterilise a potential mineral resource. **Mitigation** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental	which seeks to improve resource efficiency. Site is unlikely to be able to support anticipated wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional wastewater infrastructure may be required to support the development.	which seeks to improve resource efficiency. Development on this site could possibly sterilise a potential mineral resource. Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
		concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.					concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.	concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.		wastewater infrastructure may be required to support the development. The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
										environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.
11	0/?	0/?	-	0/?	0/?	0/?	0/?	0/?	-	0/?
Increase resilience to climate change and flooding	The site is 69.4ha of Greenfield land split approximately 10% Grade 2 and 90% Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could	The site is a Greenfield site which contains 53.9ha of Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best,	The site is a Greenfield site which contains 11.7ha of Grade 2 Agricultural Land. Developing this site would result in the loss of Best, Most Versatile Land.	The site is a Greenfield site which contains 11.8ha of Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best,	The site is 12.7ha of Greenfield land split approximately 10% Grade 2 and 90% Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could	The site is 18.5ha of Greenfield land split approximately 10% Grade 2 and 90% Grade Agricultural Land. Depending on the 3a/3b grade of land, developing this site could	The site is a Greenfield site which contains 26.3ha of Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best,	The site is a Greenfield site which contains 11.7ha of Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best,	The site is 40% Grade 2 and 60% Grade 3 Agricultural Land. Developing this site would result in the loss of the Best, Most Versatile Land. Grade 2 land is the best quality in	Site is 100% Grade 3. Depending on whether or not the land is 3a or 3b; developing this site could result in the loss of the Best, Most Versatile Land. The site is over 1ha in

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	**3 South West Botley**	**22 South Cumnor**	**25 South Kennington**	**28 North West Radley**	**29 North Radley**	**36 South Wootton**	**37 North Wootton**	**42 North West Abingdon**	**43 East Wootton**
	result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. Areas relating to the Radley Park Ditch to	Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. The centre of the site is considered high risk to groundwater. As such, mitigation measures may be	Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. The site is adjacent to Sandford Lane South historic landfill	result in the loss of Best, Most Versatile Land. The south west corner of the proposed allocation site is susceptible to surface water flooding. This would need to be investigated within the site specific FRA. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage	result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	the borough and should be given greatest protection from development; however the NPPF indicates that such land can be released where it is deemed necessary. There is a small patch of Flood Zone 2 to the north west of the site. A Sequential Test will need to be undertaken to justify its selection and all built development should be located outside of	size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt

SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton
	the east of the site, and the unnamed watercourse to the west, are susceptible to surface water flooding. This would need to be investigated within the site-specific FRA, and the appropriate mitigation measures implemented. The site is considered a high risk to groundwater. As such, mitigation measures may be required.		required.	site and may mean that the site is contaminated. **Mitigation:** An intrusive ground investigation and remediation strategy may be required to understand contamination on site to ensure there is no detrimental impact on water quality.	strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. The south west corner of the proposed allocation site is susceptible to surface water flooding, this would need to be investigated within the site-specific FRA, and the appropriate mitigation measures implemented.				Flood Zones 2 and 3. The Sequential Test should take into account all sources of flood risk. The site is over 1ha in size and located within Flood Zone 1/2; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	

Appendix 12 – Assessment of Strategic Sites Housing Delivery Update – sites within the Green Belt										
SA Objective	Site									
	1 North Abingdon	3 South West Botley	22 South Cumnor	25 South Kennington	28 North West Radley	29 North Radley	36 South Wootton	37 North Wootton	42 North West Abingdon	43 East Wootton

Summary

All of the sites would lead to positive effects in terms of providing housing which would contribute towards meeting the Vale's housing need, in particular sites 1 and 3 which would lead to significant positive effects through delivering a sufficiently large scale of housing in a suitable location.

In terms of reducing the need to travel only Site 1 would lead to significant positive effects. This is because it is in an accessible location served by a frequent bus service. The remainder of the sites are positive in this regard; with the exception of sites 36 and 37 at Wootton which are an indirect walk from a bus stop that serves Abingdon. The sites perform averagely in terms of access to healthcare; with the best performing being sites 1; 36; 37 and 43. For education; only one site scores negatively which is site 25 (South Kennington). North West Abingdon (site 42) would lead to significant positive effects as it is located well for access to primary and secondary education. In terms of the economy, all sites would perform positively. Those sites that were appraised to perform the best were sites 1 and 42; both in Abingdon; as they are in close proximity to the principal settlement in the district with numerous employment opportunities.

All of these sites are located in the Green Belt. Sites 3 and 29 have a low landscape capacity and would lead to significant adverse effects for the Green Belt and landscape through reducing the openness of the countryside, eroding gaps between settlements. Sites 25 and 42 have a high capacity for development and would have no negative effect on the Green Belt or landscape; whilst the remainder of the sites would lead to negative effects unless only a small area of the site was taken forward with sufficient screening to maintain the openness of the Green Belt.

All of the sites are on green field land. Only sites 22 and 42 would lead to negative effects through the loss of significant amounts of Grade 2 land however sites 3; 36; 37 and 43 could all lead significant negative effects through the sterilisation of a potentially viable mineral resource.

Two of the sites at Wootton (36 and 37) would lead to significant negative effects due to their proximity to Cothill Fens SAC and SSSI. This area is designated for its alkaline habitat and would likely be adversely affected by nitrogen deposition from development within 400m of the site. South Kennington (Site 25) would adversely affect the adjacent Local Wildlife Site and Ancient Woodland; however this is likely to be 'minor' as Core Policy 36 (Conservation and Improvement of Biodiversity) would apply to mitigate the effects of the development. Sites 1and 42 are likely to worsen air quality at the Abingdon AQMA; however mitigative policies and a smaller scale of development would likely prevent significant adverse effects from occurring.

The best performing sites (i.e. those with no significant adverse effects) are sites 22; 25 and 28. If issues over the Abingdon AQMA can be overcome; sites 1 and 42 would lead to a number of significant positive effects. The remainder of the sites have a number of constraints which could affect their ability to be delivered.

APPENDIX 13: ASSESSMENT OF STRATEGIC SITES FURTHER ADDITIONAL SITES (INTERNAL APPRAISAL 2014)

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
1	+	+	++	+	++	+	+	+
Provide sufficient suitable homes including affordable homes.	It is proposed that the site can provide an indicative 280 homes in an edge of village location at a density of 25 dwellings per hectare. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The site is capable of being delivered in the short-term which could help to address housing	It is proposed that the site can provide an indicative 200 homes in an edge of village location at a density of 25 dwellings per hectare. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The site is capable of being delivered in the short-term which could help to address housing need and demand; however	It is proposed that the site can provide an indicative 550 homes at a density of 25 dwellings per hectare. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The site is capable of being delivered in the short-term which could help to address housing need and demand. Site is not in as an	It is proposed that the site can provide an indicative 1,400 homes at a density of 25 dwellings per hectare. This is a significant number of homes. However the site has poor access to employment (other than Harwell Campus) and other centres across the Vale. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments.	It is proposed that the site can provide an indicative 5,000 homes over the plan period and 1,500 in the first 5 years in an isolated location away from existing settlements. It should be noted that the scale of development proposed would deliver a new settlement and the site is capable of delivering additional housing beyond the plan period (2031) up to a total of 25,000 dwellings. The site would make a large contribution towards addressing housing need and	It is proposed that the site can provide an indicative 400 homes in an edge of village location at a density of 25 dwellings per hectare. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The site is capable of being delivered in the short-term which could help to address housing need and demand.	It is proposed that the site can provide an indicative 260 homes in an edge of village location at a density of 25 dwellings per hectare. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The site is capable of being delivered in the short-term which could help to address housing need and demand.	It is proposed that the site can provide an indicative 200 homes in an edge of village location at a density of 25 dwellings per hectare. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. The site is capable of being delivered in the short-term which could help to address housing need and demand.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	need and demand.	accessibility is limited.	accessible location as other sites in terms of services. The site would deliver a reasonable number of homes; however is in an accessible location in terms of existing employment sites and existing facilities.	The site is capable of being delivered in the long-term which could help to address housing need and demand. Suitability of the site is limited in terms of accessibility and access to services although the level of growth proposed would deliver such services on-site.	demand in the Vale. Affordable housing and an appropriate mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments. Assuming that complementary on-site infrastructure and employment is delivered at the site alongside the new housing, the new housing would be in an accessible location.			
2	+	+	+	0	++	++	0	+
Ensure the availability of high quality services and facilities in	The site is within cycling distance of local shops (1.4km); the nearest village	The site is within walking distance of local shops (600m) and cycling distance	The site is within walking distance of local shops (1km) and cycling distance from the	The site is within 7.9km of Didcot Town Centre; 3.1km of local shops; 2.2km of a	The site is between 4.7km from Abingdon and 6.7km from Wantage Town	The site is within walking distance of the nearest Primary School (1km), local shop	The site is 3km from Abingdon Town Centre; 1km from a local shop; contains a village	The site is within walking distance of the nearest local shop and village hall (both

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
the Vale's towns and rural areas.	hall (1.5km) and the nearest Primary School (1.4km). The site is 9.4km from Abingdon Town Centre; 12.1km from White Horse Leisure Centre; 9.8km from the nearest Secondary School and 8.7km from the nearest GP. Development here could help sustain services provision in Kingston Bagpuize and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure to improve access to services and	of the nearest village hall (1.5km) and Primary School (1.4km). The site is 10.3km from Abingdon Town Centre; 12.1km from White Horse Leisure Centre; 9.8km from the nearest Secondary School and 8.7km from the nearest GP. Development here could help sustain services provision in Kingston Bagpuize and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for community infrastructure to improve access	nearest Village Hall (2.7km in Chilton) and Primary School (2.3km). The site is within 6.3km of Didcot Town Centre; 6.8km from the nearest Leisure Centre; 4.8km from the nearest Secondary School (to be delivered at Great Western Park) and 5.4km from the nearest GP (Didcot). Development here could help increase service provision in the Harwell Campus area and support on-site facilities at the Campus. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary	village hall; 7.5km from the nearest Leisure Centre (Didcot); adjacent to a Primary School; 7.5km from the nearest Secondary School (to be delivered at Great Western Park) and 7.9km from the nearest GP. Development here could help increase service provision in the Harwell Campus area and support on-site facilities at the Campus; however access constraints at the site are likely to result in relatively little benefit to nearby centres. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and	Centres; adjacent to a local shop at Frilford and 1.3km from a local shop at East Hanney; 750m from a village hall at Drayton and 1.7km from a proposed village hall at Marcham; 6.7km from the nearest Leisure Centre at Abingdon and 8.3km from Didcot Wave; 800m from the nearest Primary School at Steventon and 2.1km from the nearest Primary School at Marcham; between 5km and 7.1km from the nearest Secondary School; and 3.9km from the nearest GP at Grove and 6.2km from the nearest GP at Marcham. It is	(950m), village hall (750m) and GP (1.1km). The site is 9.7km from Faringdon Town Centre; 7.6km from the nearest Leisure Centre and 8.6km from the nearest Secondary School. Development here could help sustain rural service provision in the western Vale, and may improve rural service provision. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School and Leisure Centre to improve access to services and facilities in Shrivenham.	hall; is 1.8km from the nearest Leisure Centre; 1.3km from the nearest Primary School; 3.2km from the nearest Secondary School and 2.7km from the nearest GP. Development at this site would likely benefit Radley village centre as it is such a short distance away, maintaining and enhancing accessibility to services in a rural area. **Mitigation:** Site should consider the need for new or expanded provision for a Secondary School, GP and Leisure Centre to improve access to services and facilities in Radley.	600m) and Primary School (800m). The site is 4.8km from Wantage Town Centre; 6km from the nearest Leisure Centre; 6km from the nearest Secondary School and 3.1km from the nearest GP. Development at this site would likely benefit East Hanney as it is such a short distance away; and could help to maintain and enhance access to services in a rural location. **Mitigation:** Site should consider the need for new or expanded provision of a Leisure Centre; Secondary School and GP in order to improve access to

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	facilities in Kingston Bagpuize.	to services and facilities in Kingston Bagpuize.	School, GP and Leisure Centre to improve access to services and facilities at Harwell Campus.	Leisure Centre to improve access to services and facilities at Harwell Campus.	noted that the scale of development at the Garden City site would likely deliver all of the above on-site. Assuming that complementary on-site shops and services are delivered at the site alongside, the new housing would be in a suitable and accessible location for residents at the site and neighbouring villages. **Mitigation:** Site should ensure on-site provision of all necessary community infrastructure.			services and facilities in East Hanney.
3	+	+	++	- -	- -	+	+	+
Reduce the need to	Site is 9.4km from Abingdon	Site is 10.3km from Abingdon	Site is 6.3km from Didcot Town	Site is 7.9km from Didcot Town	The site is between 4.7km	Site is 9.7km from Faringdon Town	Site is 3km from Abingdon Town	The site is within walking distance

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
travel and improve provisions for walking, cycling and public transport and reduce road congestion.	Town Centre and 1.4km from local shops. The site has good access to the A420 and A415 and bus routes 66, 63 and X15 linking to Oxford, Faringdon, Swindon, Abingdon and Witney. The site would add to the growing concern regarding the capacity and performance of the A420 route corridor. Site is liable to affect the quality or extent of the PrOW network. **Mitigation:** Site should consider the need to provide pedestrian crossings to reduce severance and	Town Centre but is within walking distance of local shops (600m). The site is accessed off of Hanney Road and is within walking distance of bus routes 63, 66 and X15 linking to Oxford, Faringdon, Swindon, Abingdon and Witney. The site would add to the growing concern regarding the capacity and performance of the A420 route corridor. **Mitigation:** Site should focus development towards the existing bus corridor to ensure access to bus services. Contributions	Centre and 1km from local shops however it is well-located to take advantage of planned road infrastructure in Science Vale Oxford, with good access to the strategic road network and employment sites. The site is accessed by Newbury Road A4185 and links to the A417 and A34. The site is within walking distance of bus routes 32, 34, X1, X32 and X34 linking to Wantage, Abingdon and Oxford. Site is liable to affect the quality or extent of the PrOW network. **Mitigation:** A substantial	Centre and 3.1km from local shops however it is well-located to take advantage of planned road infrastructure in Science Vale Oxford, with good access to the strategic road network and employment sites. The site is accessed by a country lane which links to the A4185 and A34. Bus routes 6, 6A, 32 and X32 linking to Newbury, Abingdon, Didcot and Oxford. Due to access problems it would be difficult to provide public transport to this site compared to others around Harwell Campus. It would be difficult to provide	from Abingdon and 6.7km from Wantage Town Centres and within walking distance of local shops at Frilford (650m), East Hanney (1.3km); Steventon (900m) and Drayton (850m). The site has access to the A338, A415 and A34. Bus routes X30, 31, X15, 32A, X32, 32C, 34, X2, 36 operate around the perimeter of the site linking Didcot, Wantage, Abingdon, Oxford and Harwell Campus. The scale of development at the site is likely to facilitate providing local shops on-site and public transport improvements including funding	Centre and within walking distance from local shops (950m). Site is located along Station Road and can access the A420. Bus routes 65 and 66 operate within walking distance of the site linking Oxford, Faringdon and Swindon. Significant employment opportunities exist nearby at Shrivenham (e.g. Cranfield University and the Defence Academy); and Swindon which is a significant sub-regional employment centre. The site would add to the growing concern regarding the capacity and performance of the A420 route	Centre and within walking distance of local shops (1km). The site is located on Thrupp Lane and Gooseacre. The site is within walking distance of Radley Station with easy access to Oxford, Culham and Didcot, albeit on an infrequent service. The site is within walking distance of bus route 35 which serves Abingdon and Oxford. There are various level crossings in close proximity. Site has poor junction and road connections **Mitigation:** The closely spaced junctions of Radley Road/Thrupp lane and Foxborough Road/White's lane	of local shops (600m) however is 4.8km from Wantage Town Centre. The site is located along a strategic bus corridor linking Wantage and Grove to Oxford along the A338; and is located along the proposed bus corridor on the Wantage/Grove to Didcot and Science Vale UK bus route. There are access issues to the site on to Summertown and Mill Orchard. The A338 would need junction improvements. The site would require pedestrian and cyclist links and public transport contributions. Site would contribute

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	focus development nearest the bus corridor along the A420/A415. Contributions should be secured towards future strategic infrastructure improvement on the A420 and towards improvements on A415. PrOW should be maintained or enhanced where possible through the site.	should be secured towards future strategic infrastructure improvement on this route and towards improvements on A415.	improvement to the access junction would be required to safely support a large development. Contributions to Strategic SVUK Infrastructure package and additional bus stops on the A4185 would need to be sought. PrOW should be maintained or enhanced where possible through the site.	a commercially viable bus service to this site, as there would be too few houses and new residents to support the completely new service which would be required. Access to the site is an issue as the site does not appear to be able to access Chilton Interchange or any connection with the local road network other than Bury Lane leading to West Ilsley. Site is liable to affect the quality or extent of the PrOW network. **Mitigation:** The junction would probably need to be improved for reasons of both	for enhanced bus services. The potential for a railway station to open would be positive should Network Rail agree to it in the future; however delivery is uncertain at this stage. A significant new settlement along the A34, A415 and A338 is likely to increase car dependency without a comprehensive transport mitigation and public transport strategy. The A34 Trunk Road, on sections both around and to the south of Oxford, is already at or above operational capacity during certain periods and would not be	corridor. Site is liable to affect the quality or extent of the PrOW network. **Mitigation:** The site should be designed such that there is as short a walk as possible to bus stops for the route 66 service. Contributions should be secured towards future strategic infrastructure improvement on the A420. PrOW should be maintained or enhanced where possible through the site.	are located on difficult bends and would probably need improvements to cater for a significant increase in traffic movements. Further local mitigation (e.g. footways, crossing points, traffic management, etc.) would also be required. Contributions should be secured towards future strategic infrastructure improvement for Abingdon and south bound slip roads for the A34 at Lodge Hill.	to the SVUK Integrated Transport Package. Site is well located for Grove and Wantage however trips to rest of SVUK would have to travel through Steventon and could cause congestion there. Development is likely to impact on the PRoW network. **Mitigation:** A338 junction should be improved in order to ensure safe access to the site. Contributions should be sought to fund public transport, walking and cycling improvements locally and in the Science Vale UK area.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
				safety and capacity. Public Rights of Way would be affected. PrOW should be maintained or enhanced where possible through the site. New or extended bus routes should be routed through new housing areas if possible to ensure access to public transport.	able to carry the expected additional traffic. The impacts of such a development on nearby settlements such as Wantage and Grove, Didcot, Abingdon, Marcham, Steventon, Drayton and East Hanney would be severe. The site would require additional infrastructure improvements to the A34 and possibly a new access. This can affect the A34's ability to facilitate the safe and effective movement of goods and people by compromising traffic flow and congestion. Site is liable to			PrOW should be maintained or enhanced where possible through the site.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					affect the quality or extent of the PrOW network. **Mitigation:** Site should ensure that new and enhanced public transport (including rail if feasible) routes travel through and serve the new settlement and link to town centres and employment opportunities. Site should also consider the need for cycle infrastructure to link to Abingdon and Science Vale. PrOW should be maintained or enhanced where possible through the site.			
4	0	-	-	- -	+	+	0	0
Improve the health and	The site is within walking distance	Site is just beyond walking	The site is within cycling distance	The site is adjacent to the	The site is within walking distance	The site is within walking distance	The site contains an Open Space	The site is within walking distance

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
well-being of Vale residents.	(650m) of the nearest open space. The nearest GP is 8.7km away and the nearest Leisure Centre is 12.1km away. **Mitigation:** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to these facilities.	distance of the nearest open space (1.3km) however the nearest GP is 9.5km away and the nearest Leisure Centre is 13km away. **Mitigation:** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to these facilities.	of the nearest Open Space (2.3km) however the nearest GP is 5.4km away and the nearest Leisure Centre is 6.8km away. **Mitigation:** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to these amenities.	nearest Open Space. The site is some way distant from the nearest GP (7.9km) and Leisure Centre (7.5km). **Mitigation:** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to these amenities.	of open space at Steventon and Drayton (both 750m). The site is between 3.9km (Grove) and 6.2km (Marcham) from the nearest GP; and is between 7.1km (Wantage) and 8.3km (Didcot Wave) from the nearest Leisure Centre. Assuming that the significant scale of development at the site would provide on-site open space, GP and Leisure facilities; this would likely increase access to such facilities for residents at the site and nearby villages. **Mitigation:** In order to improve health and wellbeing the site should	of the nearest GP (1.1km) and Open Space (750m); however is some way distant from the nearest Leisure Centre (7.6km). **Mitigation:** Site should consider the need for new or expanded provision for a Leisure Centre to improve access from this site.	and is within cycling distance of the nearest GP (2.7km) and Leisure Centre (1.8km). Fully developing the site could result in the loss of open space, village hall and sports facilities that are present on-site. **Mitigation** Site should ensure that open space, the village hall and associated sports facilities are not lost by avoiding development in that area, or re-providing it elsewhere in Radley. In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP to improve access	(600m) of open space and cycling distance (3.1km) of the nearest GP. The nearest Leisure Centre is some way distant (6km) in Wantage. **Mitigation:** In order to improve health and wellbeing the site should consider the need for new or expanded provision for a GP and Leisure Centre to improve access to these amenities.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					consider the need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to these amenities from the site.		from this site.	
5	-	-	-	-	-	-	-	0
Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	The site is 1.4km from the nearest Primary School and 9.8km from the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or	The site is within walking distance of the nearest Primary School (1.2km) however the nearest Secondary School is 10.8km away. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide	The site is 2.3km from the nearest Primary School and 4.8km from the nearest Secondary School (planned at Great Western Park). **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide	The site is within walking distance from the nearest Primary School (adjacent) however is 7.5km from the nearest Secondary School (planned at Great Western Park. Access problems would make it difficult to provide public transport to this site compared to others around Harwell Campus **Mitigation:** Site would increase the number of primary	The site is between 800m (walking distance) and 2.1km from the nearest Primary School and between 5km and 7.1km from the nearest Secondary School. If it is assumed that the scale of development would facilitate on-site provision of a Primary and Secondary School. This could increase access to such facilities for	The site is within walking distance (1km) of the nearest Primary School and 8.6km from the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions	The site is just beyond walking distance (1.3km) from the nearest Primary School and 3.2km from the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide	The site is within walking distance (800m) from the nearest Primary School and 6km from the nearest Secondary School. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	expanded school provision accordingly.	contributions towards new or expanded school provision accordingly.	contributions towards new or expanded school provision accordingly.	and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	residents and nearby villages. **Mitigation:** Site would increase the number of primary and secondary pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.	contributions towards new or expanded school provision accordingly.	towards new or expanded school provision accordingly.
6	0	0	++	+	+	0	+	+
Support a strong and sustainable economy within the Vale's towns and rural areas.	The site is 9.4km from Abingdon Town Centre and 1.8km from Kingston Business Park and has good links to the A420 and Abingdon. The site is some way distant	The site 10.3km from Abingdon Town Centre and is 2.8km from Kingston Business Park and has good links to the A420 and Abingdon. The site is some way distance	The site is located adjacent to Harwell Campus and the Science Vale Enterprise Zone. Growth here would complement development at Harwell Campus	The site is located adjacent to Harwell Campus and the Science Vale Enterprise Zone. Growth here would complement development at Harwell Campus and Science Vale	The site is between 2.6km from Williams F1 Grove and 4.3km from Abingdon Business Park; 5.5km from Wantage and 4.7km from Abingdon Town Centres. Due to	Site is 9.7km from Faringdon Town Centre and 3.5km from Shrivenham Hundred Business Park. The site has good access to Swindon to the west along the A420. The site is some way distant	Site is 3.0km from Abingdon Town Centre and 1.9km from Abingdon Science Park. Site is 2.9km from Culham in the Science Vale UK area. The site has good access to Abingdon with a	The site is 4.8km from Wantage Town Centre and1.8km from the nearest employment site (Williams F1 Grove in the Science Vale UK Area). The site is in a

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	(8.98km) from Grove Technology Park in the Science Vale UK area. Development at Kingston Bagpuize would likely maintain and enhance the existing role of the village however the distance to the nearest strategic employment sites could result in out-commuting. **Mitigation:** Improve public transport links between Kingston Bagpuize and employment centres in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	(7.9km) from Grove Technology Park in the Science Vale UK area. Development at Kingston Bagpuize would likely maintain and enhance the existing role of the village however the distance to the nearest strategic employment sites could result in out-commuting. **Mitigation:** Improve public transport links between Kingston Bagpuize and employment centres in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	and Science Vale Oxford. The Integrated Transport Package would improve links between Harwell Oxford Campus and Didcot which would enhance the economy in the south east of the Vale.	Oxford. The Integrated Transport Package could improve links between Harwell Oxford Campus and Didcot, however due to access problems it would be difficult to provide public transport to this site compared to others around Harwell Campus. It would be difficult to provide a commercially viable bus service to this site, as there would be too few houses and new residents to support the completely new service which would be required. This relative inaccessibility is likely to result in less economic activity and	the scale of development the site would likely be able to deliver employment land and jobs within the site area. A new settlement in the south-east of the District is likely to lead to increased economic activity in this sub-area. Introduction of a new centre in the District is likely to result in competition with existing centres, however provided that the centre is of an appropriate scale to meet the needs of residents at the site then this should prevent a negative effect on other centres. A garden city would require significant investment such as schools,	(15km) from the Enterprise Zone at Grove Technology Park in the Science Vale UK area. Development at Shrivenham would likely maintain and enhance the existing role of the village however the distance to the nearest strategic employment sites could result in out-commuting. **Mitigation:** Improve public transport links between Kingston Bagpuize and employment centres in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	number of other existing and proposed employment sites nearby. Development here would likely contribute towards maintaining and enhancing the provision of shops and services in Radley village.	good location for the western SVUK and employment opportunities at Wantage/Grove. Development at the site would complement employment growth at Science Vale Oxford and Wantage/Grove, with potential knock-on benefits for the local economy in terms of local spending.

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				spending in the Vale's towns and rural areas than a site in a more accessible location.	transport and fire (and others). The scale of development at the site may have the effect of diverting economic growth/spending power away from existing settlements in the Vale. **Mitigation:** Ensure that a new centre for the site is of an appropriate scale that does not adversely affect other town centres in the District.			
7	-	-	-	-	?	+	0 / ?	- -
Improve and protect the natural environment including biodiversity, water and	Site is not constrained in terms of natural environment designations. The site is adjacent to	Site is not constrained in terms of natural environment designations. The site is used by foraging Barn	Site is not constrained in terms of natural environment designations. The eastern part of the site	Site is not constrained in terms of natural environment designations. There are records of breeding	Site is not constrained in terms of natural environment designations; however there are a large number of individual species	Site is not constrained in terms of natural environment designations. Site is within the Great Western	The site is in close proximity to Thrupp Lake Nature Reserve. The eastern boundary of the site is located	The site is not constrained in terms of natural environment designations; however Letcombe Brook, an important

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	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
soil quality	Kingston Bagpuize Millennium Green which contains a pond that is known to contain Great Crested Newts. Thames Water have concerns in relation to waste water services to this site which may lead to negative effects on water quality if waste water infrastructure is not improved. **Mitigation:** Any future development should enhance the connectivity of the ponds and include areas of new Great Crested Newt habitat. Site should contribute towards improved	Owls and Brown Hares. Thames Water have concerns in relation to waste water services to this site which may lead to negative effects on water quality if waste water infrastructure is not improved. **Mitigation:** Development should enter into a Biodiversity Offsetting agreement if necessary. The northern field will need to be surveyed to establish if it is a priority habitat – if part of the site is a priority habitat then the developer would be expected to compensate for any impacts by entering into a	contains important populations of White Helleborine, Bee Orchids and areas of calcareous grassland. There are also local bat records. The site may have contaminated land associated with it due to the adjacent site. The site is above a chalk aquifer. The site is considered high risk to groundwater. As such, mitigation measures may be required to prevent any detrimental impact on groundwater quality. A minor watercourse crosses the site which should be	waders and farmlands birds, many of which are Amber or Red data species. Bats have also been recorded along the boundary of the site and on adjacent land. Any development proposal for the site would need to assess the relative importance of this area for farmland birds and compensation may be required for the impacts. The site is on the former RAF Harwell and adjacent to Harwell which has a legacy for solvent contamination. Thames Water have concerns in relation to water supply capabilities and waste water	records for the area. Overall the development of a large new settlement in this area, if properly planned (for example through an ecology or green infrastructure strategy for the site) provides opportunities for delivering significant ecological enhancements at the landscape scale for both species and habitats when compared to the existing mostly arable landscape. The implementation of such a strategy is uncertain at this stage. There are a number of watercourses which flow through	Community Forest. There is an opportunity for landscape improvements and improvements to biodiversity through the GWCF. The nearby watered sections of the Wilts and Berks Canal is known to contain Great Crested Newts. Thames Water have concerns in relation to waste water services to this site which may lead to negative effects on water quality if waste water infrastructure is not improved. **Mitigation:** Any future development should enhance the connectivity of the ponds and	adjacent to the Radley Brook, designated a main river in this location. Thames Water have concerns in relation to water supply capability and waste water services to this site which may lead to negative effects on water quality if waste water infrastructure is not improved. **Mitigation:** Site should consider the upgrading of Green Infrastructure access links between the proposed allocation and the nature reserve. An appropriate ecological buffer	wildlife corridor for species such as Water Vole and Otter, runs along the western boundary of the site. The Cowslip Meadows Local Wildlife Site is adjacent to the proposed site and contains UK Priority Habitat. The proposed site itself also contains potential UK Priority Habitat. **Mitigation:** An appropriate ecological buffer zone of 10 metres should be incorporated into the future design principles of the site to ensure there is no detrimental impact on ecological value of Letcombe Brook. Any development proposals for this

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	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	wastewater infrastructure to cope with the additional infrastructure pressure from new development.	Biodiversity Offsetting agreement Site should contribute towards improved wastewater infrastructure to cope with additional infrastructure pressures from new development.	retained. Site lies partly over the former footprint of the Harwell Effluent Treatment Works. **Mitigation:** An intrusive ground investigation and remediation strategy may be required to understand levels of contamination on-site to ensure there is no risk to groundwater quality. Mitigation measures may be required to prevent adverse effects on groundwater. Any development proposals for this area would need to consider the presence of White Helleborine and Bee Orchids and how they	services to this site which may lead to negative effects on water quality if waste water infrastructure is not improved. **Mitigation:** An intrusive ground investigation and remediation strategy may be required to understand levels of contamination on-site to ensure there is no risk to groundwater quality. An assessment of the impact of the loss of habitat should be undertaken and mitigation and enhancement offered if necessary. The site is above the Chalk Principal Aquifer. Mitigation	the area, most of which are in 'moderate ecological status' under the Water Framework Directive. There is a rare saline spring at Marcham and outside of the site are a number of wetland SSSI's. Much of the area is a flood plain and species records available indicate that the floodplain provides feeding and breeding habitat for many species of wading birds. The site contains some potential sources of contamination in the form of historic depot and in-filled canal. Thames Water wish the site to be	include areas of new Great Crested Newt habitat. Site should contribute towards improved wastewater infrastructure to cope with the additional infrastructure pressure from new development.	zone of 10 metres should be incorporated into the future design principles of the site to ensure there is no detrimental impact on ecological value of the Radley Brook. Site should contribute towards improved wastewater infrastructure to cope with the additional infrastructure pressure from new development.	area would need to consider the presence of Otters and Water Vole and how they could be accommodated within the development or how their loss could be compensated for.

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			could be accommodated within the development or how their loss could be compensated for. There are local bat records so any development should retain roosting, hibernating, commuting and foraging features and where possible provide new habitats for these purposes. An appropriate ecological buffer zone of 10 metres should be incorporated into the future design principles of the site to ensure there is no detrimental impact on ecological value of the watercourse.	measures may be required to prevent adverse effects on groundwater. Site should contribute towards improved wastewater infrastructure to cope with the additional infrastructure pressure from new development.	safeguarded for a potential future reservoir and have concerns regarding Water Supply Capability in relation to this site. Specifically current water supply network in this area is unlikely to be able to support the demand anticipated from this development. Insufficient water supply could reduce water quality in the wider Thames catchment through overabstraction; leading to adverse effects on biodiversity. **Mitigation:** The development of a large new settlement in this area, if properly planned provides opportunities for delivering			

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					significant ecological enhancements for both species and habitats when compared to the existing mostly arable landscape. Net improvements in terms of ecology and Green Infrastructure should be implemented through a site-wide strategy. Any development should ensure that the status of watercourses and their tributaries are improved by providing habitat enhancements. Mitigation measures should ensure that there is no effect on hydrological processes and no deterioration of the wetland			

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	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					habitats and features. Land contamination assessments will be required as part of any development proposals.			
8	0	- -	-	- -	- -	0	-	- -
Protect the cultural heritage and provide a high quality townscape and landscape.	The Landscape Capacity Study states that the site has some potential for development subject to more detailed study, particularly of the settlement pattern and Conservation Area. The site is made up of 20th century reorganised fields abutting the historic core of Kingston Bagpuize. There	The Landscape Capacity Study states that there could be potential harm to landscape character and settlement pattern as a result of developing the site. The site could lead to potential harm to the landscape character and settlement pattern as the site is not a logical extension of the urban	The Landscape Capacity Study states that there is the potential for housing on this site subject to more detailed study. The Harwell LVIA shows that development could be accommodated within a small area of the site without leading to significant adverse effects; although short term effects are likely until the	The Landscape Capacity Study states that there could be potential harm to the AONB from this site; and the Harwell LVIA discounts it as a potential development location due to landscape impacts. In the early 20th century part of the site was developed into Harwell airfield. It has since reverted to agricultural use and its current	The Landscape Capacity Study states that the site has potential for limited housing on this site subject to more detailed study, but most likely to be small areas associated with existing settlements. In landscape terms, the broad location is not deemed to be suitable for a new garden city settlement due to a number of important landscape and	The Landscape Capacity Study states that the site has some potential for development but would be limited to the north-east quadrant of the contingency site to link with the adjacent existing settlement in order to avoid harm to the wider landscape, the nuclear settlement pattern and the potential visual impacts on the setting of the	The Landscape Capacity Study states that the site has some potential for development subject to more detailed study, particularly of the potential visual impact on the views from the west and potential harm to the wider landscape. Major tree planting along the eastern boundary would not be out of keeping if designed to link	The Landscape Capacity Study states that the site has some very limited potential for development to the north-edge of the site linking with the adjacent houses. Development elsewhere would result in harm to the wider landscape, the settlement pattern and its landscape setting, and a visual impact on the southern approach to East

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	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	has been a small amount of modern housing added to the historic core of the village in the mid to late 20th century and much of the surrounding agricultural land has been reorganised by the new road infrastructure supporting nearby housing estates. The eastern boundary is marked by Aelfrith's Dyke, an early medieval boundary ditch. The boundary was a significant part of the Anglo Saxon landscape that still survives within the present day landscape. The Dyke is not scheduled but may be of national	morphology. The character of the area would limit density of new housing, The site is made up of 19th century reorganised enclosure directly to the west of the historic centre of Southmoor and south of a 20th century housing estate. The boundary to the west is marked by a parish boundary which first appeared on 19th century maps this is currently marked by a hedge row. Parish boundaries can be significant features in the landscape and may contain older earthworks. Due to the relatively recent date of the	screening vegetation matures. The site is directly adjacent to the Harwell Science and Innovation Campus formerly an early 20th century Airfield. Due to the recent reorganisation of the surrounding area; the relatively small scale of the development, and its proximity to Harwell Science and Innovation Campus it is unlikely that development in this area alone would be detrimental to the overall Historic Landscape Character of the area. The site is an area of archaeological potential.	character is that of 20th century reorganised enclosure. The site borders on exiting 20th century development and infrastructure and is entirely 20th century in origin. The Historic Landscape Character of the area is unlikely to be significantly affected by the development. Grim's Ditch, Chilton Plantation to Ridge Hill SAM lies to the south of the site. The site is an area of archaeological potential, directly north of this area archaeological investigation has revealed the presence of a Roman Villa.	visual constraints and the potential for impacts on landscape character. At its closest, site 52 lies some 2.5 km from the AONB. The scale of development proposed could have an impact on the setting of the AONB. The site includes a small area of the East Hanney Conservation Area and the grade II listed assets of Pound House, three milestones, Venn Mill House and attached outbuildings on the western edge and the grade II listed Marcham Mill and Bridge c. 50m SE of the Mill nearer the centre of the site. The site is adjacent or	AONB. The site is within 25m of the Wilts and Berks Canal. Development of the site could adversely affect the setting of the canal; however if the site is developed in line with Core Policy 39 of LPP1, this could help restore the section of the canal that runs through the site, resulting in significant positive effects. The site is currently made up of 19th century reorganised fields, there has been some settlement encroachment from the 20th Century Housing estates to the North. Due to the relatively recent date of the enclosure and the	into existing tree cover and reflect local vegetation patterns. The Green Belt Review identifies the South Radley site as an area that is 'edge of settlement with potential scope for amendment' and proposes to de-designate it as 'inset from the Green Belt'. The Council's response to the Green Belt Review states for South Radley "Northern part of the site is a playing field and should be left as such. However, land to the south of this could be allocated for development in Local Plan 2031 Part 2 or beyond the plan period." The site is	Hanney. The site is only suitable for very small scale housing next to Summertown. The site is adjacent to Grade II Listed Mill Orchard and in close proximity to the Grade II Listed Old Mill House. The site is also adjacent to East Hanney Conservation Area. Development at the site has the potential to affect the setting of these assets. The site consists of early 20th century orchard (disused) and mid-late 20th century reorganised enclosure. Whilst the orchard remains present, aerial photographs

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	significance. The north-western part of the site is adjacent to Grade II-listed Appleby Cottage. **Mitigation:** Development should respect the setting of the cottage. Aelfrith's Ditch should be retained and protected from development. Development proposals should respect and take into account the settlement pattern and Conservation Area. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level	enclosure and the existing developments to the North it is unlikely that development would significantly affect the Historic Landscape Character of this area. The north-eastern corner of the site is adjacent to Grade II-listed Church Cottage. The site is an area of archaeological potential **Mitigation:** Any development on this site should respect the setting of the cottage. Predetermination archaeological desk-based assessment and evaluation should be undertaken to	**Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. Predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. As part of design and mitigation measures, development at this site within AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire	**Mitigation:** Any development on this site should respect the setting of this Monument. Predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. As part of design and mitigation measures, development at this site within AONB should contribute towards the objectives of the AONB Management Plan; Integrated Landscape Character Assessment, and the Oxfordshire Wildlife and Landscape Study.	close to Conservation Areas at Steventon, Frilford and Drayton, all of which also contain listed buildings close to the site. The Scheduled Ancient Monument Site SE of Noah's Ark Inn, Frilford is excluded from the site but is bounded on two sides by it. The site is crossed by the historic route of the Wilts and Berks Canal. Development of the site could adversely affect the canal; however if the site is developed in line with Core Policy 39 of LPP1, this could help restore the section of the canal that	existing urban encroachment it is unlikely that development would significantly alter the Historic Landscape Character of this area. The site is an area of archaeological potential. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects. Predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	adjacent to "Settlement site E of Goose Acre Farm" SAM and "Settlement sites North of Wick Hall" SAM. The site is situated to the south of the 20th Century housing estate lying between Radley and the 20th century housing estates of Abingdon, it is made up of 19th and 20th century reorganised enclosure. The large expanses of agricultural land that once separated these two villages have been eroded heavily in the modern period. Development amalgamating Radley and Abingdon would significantly affect the character of	indicates that much of the tree cover has been lost there has also been significant urban expansion into this area during the 20th century. Given the relatively recent date of the landscape, the existing urban encroachment and the small site size it is unlikely that development here would significantly alter the historic landscape character of the wider area. The site does not contain any known archaeological features however there is evidence of prehistoric and Romano British activity in the area so a predetermination

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	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	of mitigation.	establish a suitable and appropriate level of mitigation.	Wildlife and Landscape Study.		runs through the site, resulting in significant positive effects. The site is predominantly made up of 19th or 20th century enclosures. The area is rural and has suffered relatively little urban encroachment in the modern period. The construction of a large scale development will significantly change the character of this area. Despite the recent date of this landscape there are a number of older elements of previous land use preserved as prominent features within the current landscape. Including the A338 (marking the route		these villages. The site is an area of archaeological potential. This site reduces the extent of the separation between Abingdon and Radley however this is not likely to be significant as the site has been allocated for release from the Green Belt. **Mitigation:** The northern part of the site is a playing field and should be retained. Particular care needs to be taken to enclose the area in substantial tree belt and woodland planting to ensure that any new built form does not have an adverse impact on	archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. Predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. Any development of the site should respect the setting of designated assets and the conservation area.

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	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					of a Roman Road); Parish boundaries which may contain older earth works; the Wilts and Berks Canal marked by footpaths and hedgerows and traces of the 19th century enclosure pattern west of Drayton and Steventon. The site is an area of archaeological potential. **Mitigation:** Any development on this site should retain the designated heritage assets within the site and respect the setting of those assets outside the boundary. Reference should be had to any Conservation Area Character Appraisals for the		the open character of the adjacent Green Belt. Major tree planting along the eastern boundary would not be out of keeping if designed to link into existing tree cover and reflect local vegetation patterns Any development on this site should respect the setting of the adjacent SAMs. A predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation.	

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					four Conservation Areas identified above – if any of these do not exist or are in need of updating, new Character Appraisals should ideally be completed to inform detailed site proposals should this site be taken forward. There should be an assessment of landscape sensitivity alongside a landscape character assessment. Predetermination archaeological desk-based assessment and evaluation should be undertaken to establish a suitable and appropriate level of mitigation. A landscape mitigation strategy			

SA Objective	Site							
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					for the site should be implemented in order to mitigate adverse effects for the setting of the AONB.			
9	-	-	-	--	-	-	-	-
Reduce air, noise and light pollution	The site is adjacent to the A420 and A415 which could lead to amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. The site is in a sensitive location in the AONB which could have significant negative effects in terms of tranquillity of the AONB; however the part brownfield site is already part of the employment site and the relatively small	The site is adjacent to the A34 which could lead to increased traffic (and associated air, noise and light pollution), as well as amenity effects for residents nearest the road. The site is in a sensitive location in the AONB which could have significant negative effects in terms of tranquillity of the AONB. Relevant Core Policies 29 (Promoting Sustainable Transport and Accessibility) and	The site is adjacent to the A34, A338, A415 and Great Western Main which could lead to amenity effects for residents nearest the road. The scale of development at the site would likely generate a significant number of additional vehicle movements which could lead to potential noise and air impacts locally and for the surrounding villages of Marcham,	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately	The site is adjacent to the A338 which could lead to amenity effects for residents nearest the road. This is not likely to be significant as Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply; requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A420, A415 and new housing at the site to prevent noise impacts on new dwellings.	adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement.	scale of development would likely not lead to a significant level of noise, air and light impacts on the AONB. Relevant Core Policies 29 (Promoting Sustainable Transport and Accessibility) and 33 (Natural Resources) would apply to reduce the significance of pollution impacts; however given the sensitivity of the AONB this is likely to remain a significant adverse effect. **Mitigation:** Noise barriers may be required between the AONB and new housing at the site to prevent noise and light	33 (Natural Resources) would apply to reduce the significance of pollution impacts; however given the sensitivity of the AONB this is likely to remain a significant adverse effect. **Mitigation:** Noise barriers may be required between the AONB, A34 and new housing at the site to prevent noise and light pollution impacts affecting the tranquillity of the AONB.	Steventon, Drayton and East Hanney. Core Policy 29 (Promoting Sustainable Transport and Accessibility) would apply requiring that the transport impacts of new development on the strategic and local road network are adequately mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. The	mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement.	mitigated; and a transport assessment or statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement.	statement and travel plan is agreed with Oxfordshire County Council for developments that generate significant amounts of movement. Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A338 and new housing at the site to prevent noise impacts on new dwellings.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
			pollution impacts affecting the tranquillity of the AONB.		scale of development proposed could lead to a significant effect in terms of air, noise and light pollution at the site; however it is noted that the scale of development could bring forward park and ride, bus transport improvements and potentially open a station on the Great Western Mainline to mitigate air and noise impacts from transport. **Mitigation:** Noise barriers may be required between the A34, A338, A415, Great Western Main Line and new housing at the site to prevent noise impacts on new dwellings. Site			

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					should implement a comprehensive public transport mitigation scheme to reduce air and noise pollution impacts at the site.			
10	- -	- -	-	-	- -	-	-	-
Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Development on this site could possibly sterilise a potential mineral resource. **Mitigation:** The Council	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Development on this site could possibly sterilise a potential mineral resource. **Mitigation:** The Council	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. Site would prevent Abingdon Reservoir from being delivered which could lead to water shortages later in the plan	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	An increased population will lead to increased energy and resource use, and emissions; however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency. The site overlies sand and gravel deposits however these are not believed to be viable due to depth and quality.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.	should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.			period. Development on this site could possibly sterilise a potential mineral resource. **Mitigation:** The Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.			Site is unlikely to be able to support anticipated water and wastewater demand. **Mitigation:** Studies should be undertaken to ascertain whether the site would lead to overloading of infrastructure. Additional water and wastewater infrastructure may be required to support the development.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
11	-	0 / ?	0	-	-	-	-	0/?
Increase resilience to climate change and flooding	The site is 11.85ha of Greenfield land split approximately 95% Grade 2 and 5% Grade 3 Agricultural Land. Developing this site would result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable	The site is on greenfield Grade 3 Agricultural Land. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	The site is 18.93ha of brownfield land and Greenfield land split approximately 60% Grade 2 and 40% Urban land. Developing this site would result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1 (with a small area of Flood Zone 2 and 3); therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the	The site is 107.56ha of greenfield land split approximately 80% Grade 2 and 20% Grade 3 land. Developing this site would result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	The site is 1935.29ha of greenfield land split approximately 10% Grade 2, 50% Grade 3 and 40% Grade 4 land. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best, Most Versatile Land. The site lies in an area predominately low lying high seasonal variations in ground water with possible result flooding. The site lies within flood zone 3b and contains several main rivers. The site is over 1ha in size and located within	The site is 11.62ha of greenfield land split approximately 80% Grade 2 and 20% Grade 3 land. Developing this site would result in the loss of Best, Most Versatile Land. Variations in groundwater may affect development. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable	The site is 10.17ha of greenfield Grade 2 Agricultural Land. Developing this site would result in the loss of Best, Most Versatile Land. Variations in groundwater may affect development. The site is over 1ha in size and located within Flood Zone 1; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable	The site is 8.2ha of greenfield land split approximately 75% Grade 3 and 25% Grade 4. Depending on the 3a/3b grade of land, developing this site could result in the loss of Best, Most Versatile Land. The site is over 1ha in size and located partly within Flood Zone 3 (Letcombe Brook); therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
	surfaces.		introduction of impermeable surfaces. **Mitigation:** Development should not occur in Flood Zone 2 or 3 except for essential infrastructure.		Flood Zone 2 and 3; therefore a site-specific FRA would be required. As part of the FRA a surface water drainage strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces. Site is known to have seasonal variations in groundwater and is susceptible to surface water flooding. The Environment Agency is currently investigating the feasibility of a flood storage area for the River Ock catchment. The scheme is still currently being designed; however the flood storage area is	surfaces.	surfaces.	surfaces. **Mitigation:** Development should not occur in Flood Zone 2 or 3 except for essential infrastructure.

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					likely to be located on land known as Abingdon Common, to the north east of the site. Thames Water wish the site to be safeguarded for a potential future reservoir and have concerns regarding Water Supply Capability in relation to this site. Specifically current water supply network in this area is unlikely to be able to support the demand anticipated from this development. Loss of the flood storage area could affect flood risk across the Thames catchment or Ock sub-catchment. **Mitigation:** Development			

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
					should not occur in Flood Zone 2 or 3 except for essential infrastructure. Development at this location should not preclude the implementation of the flood storage area. We would therefore advise this is taken into consideration at the allocation and master planning of this site.			

Summary

The further sites would all lead to positive effects in terms of providing housing that would contribute towards meeting identified housing need in the Vale. The sites that would lead to significant positive effects are Sites 50 and 52 as they would lead to a significant number of new homes in locations that are able to access employment opportunities, shops and services. The sites are all located at Larger Villages or larger settlements and so have reasonably good access to shops and services.

In terms of access to high quality facilities and services it is considered that Site 52 would lead to a significant positive effect as the scale of development would likely deliver on-site shops and services which would also increase accessibility to those services in the wider area. Site 53 also was appraised to lead to significant positive effects due to its accessibility to services in Shrivenham and Faringdon, and the role that this would play in increasing accessibility to services in the rural west of the Vale. Sites 51 and 54 were appraised to perform relatively worse than the other sites due to issues over access from other settlements in the Vale. All sites should consider the need to provide additional infrastructure (including health and education infrastructure) on-site, or contribute towards access in the vicinity.

All of the sites are in generally accessible locations; the most accessible being Site 50 which is in the Science Vale area which will be subject to various public transport improvements. Site 51 was appraised as leading to significant negative effects as, whilst it is located to the south of Harwell Campus, it has poor access and would be difficult to serve with a viable public transport service. It also links poorly to other settlements in the Vale. Site 52 is likely to lead to significant negative effects due to transport impacts locally in the surrounding

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney

villages and on the Strategic Road Network. Site 52 would require various public transport improvements at the site. However the scale of development and its location on the A34 would likely lead to congestion on the Strategic Road Network and the surrounding villages, and a degree of car dependency.

For health and wellbeing, none of the sites performed favourably. Site 53 is reasonably well-served in terms of health infrastructure. However it is at some distance from the nearest leisure centre. Should on-site health infrastructure be provided, Site 52 is well-placed to increase access to open space, leisure facilities and GPs in the surrounding villages. Sites 49 and 50 are poorly located in terms of health infrastructure; this however could be mitigated should facilities be provided on-site or locally. None of the sites are well-located in terms of access to education and should consider the need to provide relevant facilities on-site.

In terms of contributing to the Vale's economy, only Site 50 was appraised to lead to significant positive effects due to its location amongst employment opportunities in the Science Vale area and its location near the Market Towns. Site 51 is well-located in terms of employment opportunities at Harwell Oxford Campus, however access issues would limit accessibility to the Vale's market towns. It is noted that Site 52 has the potential to adversely affect existing centres through increased competition locally. Sites 48, 49 and 53 are relatively poorly located in terms of access to market towns and employment opportunities.

The only site that would lead to significant negative effects in terms of the natural environment is site 55 East Hanney. The site contains no natural environment designations however Letcombe Brooke runs along the western boundary and is known to contain Water Vole and Otter. Cowslip Meadows Local Wildlife Site is adjacent to the site and the site contains potential UK Priority Habitat. None of the other sites are particularly constrained in terms of natural environment designations; however the sites are still of biodiversity interest for protected species. Sites 48, 49, 50 and 51 were appraised to perform the least favourably due to its location above a chalk principal aquifer and protected species present on-site that may need to be mitigated through providing compensatory habitat. Site 52 has the potential to lead to net gains in biodiversity if a comprehensive biodiversity and green infrastructure strategy is implemented for the site; whilst Site 53 can help to contribute to the aims of the Great Western Community Forest. All of the sites would require improved wastewater infrastructure in order to prevent negative effects on water quality.

For landscape and cultural heritage; four sites (49, 51, 52 and 55) were appraised to lead to significant negative effects. Site 49 has the potential lead to lead to impacts on landscape character and existing settlement patterns. Site 51 is located in the AONB and its impact is unlikely to be mitigated satisfactorily; whilst for Site 52 the scale of development is not likely to be able to be mitigated satisfactorily due to effects on the setting of Conservation Areas, SAMs, Listed Buildings and views from the North Wessex Downs AONB. Site 55 has very limited capacity for development due to its landscape setting and settlement pattern; and is adjacent to a Conservation Area and Listed Buildings. In terms of the other sites, Sites 50 and 54 have the potential to lead to minor negative effects on the AONB and Green Belt respectively; whilst sites 48 and 53 are relatively unconstrained.

All of the sites were appraised to lead to negative effects in terms of noise, air and light pollution; however the scale of development and the sensitivity of the AONB at Site 51 is likely to result in significant negative effects. Similarly, all of the sites were predicted to lead to negative effects in terms of resource efficiency and emission. Sites 48 and 49 would also likely lead to significant negative effects due to sterilising a potentially viable mineral resource and Site 52 would preclude the delivery of the Abingdon Reservoir which could threaten water supply for the south east region later into the plan period.

All of the sites would lead to development of greenfield land; however Sites 48, 51, 53 and 54 would lead to the negative effects through the loss of a significant amount of the Best and Most Versatile agricultural land in the district. Site 52 could affect resilience to flood risk by prohibiting the Abingdon Reservoir and affecting flood risk at a proposed flood risk

SA Objective	Site							
	48 Kingston Bagpuize East	49 Kingston Bagpuize South	50 North West Harwell Campus	51 South of Harwell Campus	52 Oxford Garden City	53 South West Shrivenham	54 South Radley	55 East Hanney
storage area in the Ock catchment. The only sites that were appraised as not likely to lead to significant negative effect were sites 50 (North West Harwell Oxford Campus), 53 (South West Shrivenham) and 54 (South Radley). Sites 53 and 54 do not have the same social and economic benefits as some of the other sites (for example sites 51 and 52) due to their smaller size and location outside of the Science Vale area. These sites though were appraised to lead to significant negative effects in terms of landscape and transport, so would result in trade-offs should they be allocated. Site 50 can be said to perform more favourably than Sites 51 and 52 through being less constrained in terms of landscape and benefiting from good accessibility to employment opportunities and public transport linkages to market towns. Sites 48 and 49 (Kingston Bagpuize East and South respectively) would only lead to significant negative effects for one objective, through sterilising a potentially viable mineral resource; otherwise they are relatively unconstrained. It should be noted though that the two Kingston Bagpuize sites do not have the same socio-economic benefits as other sites considered. Whilst taking forward Site 54 (South Radley) is likely to lead to no significant effects, it should be noted that development at this location could have negative effects on the landscape through reducing the separation between Abingdon and Radley. Development at this location could remove play and sports facilities currently on-site and would necessitate road infrastructure improvements at the junction with Radley Road. The site is also likely to rely on access to Abingdon for facilities and has the potential to affect the setting of the Historic Park and Garden at Nuneham House and Park.							

APPENDIX 14: HARWELL OXFORD CAMPUS SITE OPTIONS (INTERNAL APPRAISAL 2014)

Appendix 14 Harwell Oxford Campus Site Option Appraisal A) Site parcels A, B and G B) Site parcels A, B, G and H C) Site parcels A, B, C, D and G D) All site parcels A to H					
Sustainability objective	**Discussion of significant effects (and discussion of relative merits in more general terms)**	**SA Score**			
		A	**B**	**C**	**D**
1. Provide sufficient suitable homes including affordable homes.	All options would lead to **significant positive effects** in terms of this objective through delivering a large number of new homes in a suitable location with good accessibility to employment opportunities at Harwell Oxford Campus and other Market Towns in the south east of the district. All four options would help to deliver affordable housing in an expensive part of the district. Assuming a density of 25 dwellings per hectare Option A would deliver 1,195 dwellings; Option B 1,313; Option C 1,657 and Option D 3,716. By delivering the greatest number of new homes; Option D can be said to perform the most favourably in terms of this objective.	++	++	++	++
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	The four options allocate housing and not services or facilities. However the increased local customer base/spending power resulting from the options would benefit local businesses and potentially encourage new economic activity in the Harwell/South-East Vale area. If a lower-growth approach at Harwell Oxford Campus (Options A or B) were pursued this could have the benefit of allowing development to occur elsewhere across the district. A wider distribution of growth (and spending power) could be assumed to support services and facilities in rural areas – particularly those areas in the west of the district – more than by focussing growth at Harwell Oxford Campus. The Scoping Report highlights that deprivation in terms of barriers to housing and services is greatest outside of the market towns in the rural areas (including Harwell Oxford Campus).	+	+	+	+
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	All four locations are reasonably well-served in terms of public transport and will benefit from transport improvements through the Science Vale Integrated Transport Strategy. The sites would directly contribute towards their funding and would help improve public transport in the south east of the district. Furthermore, the site is well-located for access to employment opportunities at Harwell Oxford Campus which should help to encourage walking and cycling to the site. Other employment opportunities are reasonably nearby too in the Science Vale Enterprise Zone. The four options would all lead to positive effects by linking housing to employment opportunities; however the scale of development would likely lead to an increase in traffic on local roads. There is a likelihood that residents in new housing areas at Harwell Oxford Campus would access employment opportunities further afield. This has	+	+	+	+

Appendix 14 Harwell Oxford Campus Site Option Appraisal A) Site parcels A, B and G B) Site parcels A, B, G and H C) Site parcels A, B, C, D and G D) All site parcels A to H					
Sustainability objective	**Discussion of significant effects (and discussion of relative merits in more general terms)**	**SA Score**			
		A	**B**	**C**	**D**
	the potential to increase traffic on the A34 which is already known to be congested and operating over its designed capacity in peak periods. For this reason, the high growth approach (Option D) can be said to perform least favourably through increasing the risk or likelihood of commuting via the A34 and increasing congestion – although it should be noted that a larger scale of development would make a greater contribution towards access improvements in the area.				
4. Improve the health and well-being of Vale residents.	The site is well-located for open space however there is no GP or Leisure Centre in the vicinity. Deprivation in terms of 'living environment' is greater in the district's rural areas – including the AONB in the vicinity of Harwell Oxford Campus. If it can be assumed that the larger the scale of development, the greater amount of on-site infrastructure can be provided; Option D would be the best performing site. Due to the smaller allocations proposed through these options, Options A, B and C would provide increased opportunities for open space provision. This would increase accessibility to open space locally and help to encourage recreation and exercise. The Landscape and Visual Impact Assessment recommends a mitigation strategy that ties in with green infrastructure provision. All sites have the potential to lead to positive effects in terms of improving health and wellbeing through addressing the 'living environment' category of deprivation in this part of the Vale by delivering on-site open space and contributing towards health infrastructure.	+	+	+	+
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Education, skills and training deprivation is greatest in the east of the district. None of the Options are located near to an existing school. As such the delivery of educational facilities on-site or contributing towards expanded provision locally would be required. In this context all four Options would likely lead to positive effects on educational opportunities the assumption that they would contribute towards educational improvements locally. Therefore, whilst the four Options are housing-led and as such do not propose educational or employment facilities, if it can be assumed that a larger scale of development would result in more investment in schools locally, Option D would be the most beneficial Option.	+	+	+	+
6. Support a strong and	All options are considered to result in **significant positive effects** for the Vale's economy, towns and rural areas. Through delivering housing adjacent to the nationally significant Science Vale UK Enterprise Zone, this would	++	++	++	++

Appendix 14 Harwell Oxford Campus Site Option Appraisal
A) Site parcels A, B and G
B) Site parcels A, B, G and H
C) Site parcels A, B, C, D and G
D) All site parcels A to H

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
sustainable economy within the Vale's towns and rural areas.	help increase the attractiveness of the area for prospective businesses and employers due to the availability of high quality and affordable housing in the vicinity for employees. It is noted that a high-growth approach at Harwell Oxford Campus would reduce the amount of development in the remainder of the District. A low-growth approach at Harwell Oxford Campus would require development elsewhere across the district to meet housing targets. On this basis it could be argued that a wider distribution of growth (and spending power) could be more beneficial in supporting the rural areas more – particularly those areas in the rural west of the district.				
7. Improve and protect the natural environment including biodiversity, water and soil quality	None of the Options are constrained in terms of natural environment designations. Some protected species (including White Helleborine and Bee Orchids) are present on-site and there are local records of other protected species using the site. If it can be assumed that an increased quantum of development would lead to greater disturbance for these species, then Option D would perform least favourably. Furthermore, through not developing the entire area, additional space would be available for green infrastructure enhancements. The mitigation strategy for the site could provide an opportunity to improve biodiversity and a nearby location to translocate rare plants. Additionally the watercourse between parcels G and H could be enhanced for ecological improvements. Water quality is a potential risk at the site as it overlies a chalk aquifer. Development has the potential to adversely affect groundwater. The site has the potential to be contaminated from historic contamination due to neighbouring Harwell Oxford Campus. Development offers the chance to remediate any contaminated land. Overall, all Options have been appraised to lead to a potential negative effect on water quality and protected species; however this is capable of being mitigated. On the assumption that assuming a low-growth approach takes less land and provides additional land on-site for mitigation/enhancement, the low-growth approach is likely to be the best performing option.	-	-	-	-
8. Protect the cultural heritage and provide a high quality	In terms of the individual parcels, the Landscape and Visual Impact (LVIA) study at Harwell Oxford Campus states that there is 'no effective mitigation possible' for parcels E and F and that they would lead to **significant adverse effects** on the landscape and AONB. These two parcels are allocated in Option D. Parcels A, B and G (common to all Options) are the parcels that are most capable of being mitigated. Option H	-	-	--	--

Appendix 14 Harwell Oxford Campus Site Option Appraisal
A) Site parcels A, B and G
B) Site parcels A, B, G and H
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D) All site parcels A to H

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
townscape and landscape.	falls into this category too but the time for screening vegetation to mature (20 years) would result in short to medium term harm. Parcels C and D (Option C) are capable of being mitigated with planting; however after planting has matured (20 years) there would be a minor residual visual impact and the LVIA states that these parcels would be better suited for education, open space or recreation (rather than housing). In summary, Option A is the best performing as it is capable of being mitigated most effectively. Option B is second best as parcel H would take a while to mature to screen the site. Option C has the potential to **significant adverse effects** if housing is located poorly within the site. If however parcels C and D are allocated for education, recreation or open space then this has the potential to limit potential impacts, resulting in a minor adverse effect. It is likely that the scale of Option D would limit the ability of effects to be to be mitigated, resulting in **significant adverse effects**. All four Options score at least a minor adverse effect due to short to medium term effects on the AONB and landscape whilst the screening vegetation matures. Advance planting should be undertaken in order enable vegetation to mature earlier. There is one listed building along the western boundary of parcel A. Careful and considerate design and layout would be required in order to protect its setting.				
9. Reduce air, noise and light pollution	The scale of development at the site would likely generate additional vehicle movements which could lead to potential noise and air impacts locally. The site is in a sensitive location in the AONB which could have significant negative effects in terms of tranquillity of the AONB. Parcel B is near the A34 which may act in combination to affect tranquillity; however the LVIA states that this is capable of being mitigated if retained as open space. Parcels E and F are not capable of being mitigated and as such have the potential to increase light pollution in the AONB. Therefore Option D would lead to **significant negative effects**. If it can be assumed that a greater scale of development would likely lead to a greater effect in terms of air, noise and light pollution in the AONB, Option A would be the best performing due to lowest growth and least impact on tranquillity in AONB. Furthermore a smaller scale of development would likely reduce the effect on the AQMA at the A34 near Botley through limiting effects on congestion.	-	-	-	--
10. Reduce greenhouse gas emissions and	If a greater quantum of development can be assumed to lead to greater emissions, Option D would be the worst performing Option. However it should be noted that the housing target will need to be met across the district if not at Harwell Oxford Campus. As such overall effects on greenhouse gas emissions will depend on the overall	-	-	-	-

Appendix 14 Harwell Oxford Campus Site Option Appraisal
A) Site parcels A, B and G
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D) All site parcels A to H

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
the use of resources and improve resource efficiency	package of allocations taken forward through the Local Plan. It is however likely that none of the Options would reduce absolute emissions. As per Objective 3 for transport, the scale of development may support new and improved public transport services and therefore emissions from car transport. In this context the larger the site, the greater the opportunity for public transport infrastructure investment to be delivered, supporting modal shift. Using this assumption, Option D can be said to be the most beneficial Option through doing most to reduce per capita (but not absolute) emissions from transport.				
11. Increase resilience to climate change and flooding	Only a small part of the site is in an area of flood risk, between parcels G and H. This area contains a small watercourse that could be enhanced as a key Green Infrastructure asset as part of the mitigation strategy. National and local policy, and the requirement for a site-specific Flood Risk Assessment, should avoid any adverse effect in terms of flood risk. The Options are all located on Greenfield Grade 2 Agricultural Land which is classified as the Best and Most Versatile Land. The Option leading to the least loss of Grade 2 land – Option A – can be said to be the best performing in terms of this objective. As the Vale has limited brownfield land capacity, and large areas of agricultural land are classified as Grade 2, this limits the overall significance of the effect.	-	-	-	-

Summary

All four Options were appraised to result in **significant positive effects** in terms of meeting housing needs and the Vale's economy. Through delivering largest amount of development, Option D was considered to be the most beneficial Option for these objectives. However taking forward Option D would require notable environmental trade-offs. Options C and D would potentially lead to **significant negative effects** for landscape character and the AONB – even after mitigation, with Option D potentially leading to significant adverse effects in relation to air and noise quality, light pollution and tranquility in the AONB.

Overall Options A and B are the most favourably performing options in that they would not lead to any significant adverse effects, although it should be noted that Option B would lead to the delivery of a further 118 dwellings whilst leading to greater short to medium term landscape and visual impacts whilst screening vegetation matures. Potential effects of Option C could be limited providing that housing does not come forward on parcels C and D, with open space, recreation or educational facilities instead being taken forward for these parcels. This would reduce the visual impact of proposed development through allocating less visually prominent land uses, providing further opportunities for increasing the amount or density of housing that comes forward on parcels A, B, G and H. This hybrid

Appendix 14 Harwell Oxford Campus Site Option Appraisal A) Site parcels A, B and G B) Site parcels A, B, G and H C) Site parcels A, B, C, D and G D) All site parcels A to H					
Sustainability objective	**Discussion of significant effects (and discussion of relative merits in more general terms)**	**SA Score**			
		A	**B**	**C**	**D**
approach has the potential to lead to additional benefits in terms of housing delivery, the economy of the local area and increasing opportunities for delivering appropriate infrastructure in the area to support new housing allocations in the area.					

APPENDIX 15: HOUSING DELIVERY OPTIONS

Appendix 15: Housing Delivery Options

Option	Local Plan Part 1						Sub-total planned housing for Local Plan Part 1	Total planned housing	Total over plan period	Source
	Wantage /Grove	Faringdon	Harwell campus	Didcot	Ab'don/ Botley	Larger Villages				
Option Ai	1,500	350	400	2,150			4,400	6,205	13,294	RSS
Option Aii	1,950	350	400	2,150			4,850	6,205	13,294	RSS
Option Aiii	2,250	350	400	2,150			5,150	6,205	13,294	RSS
Option B	2,650	750	400	2,350	3,790		9,940	12,599	19,688	HNA
Option C	2,250	350	400	2,150			5,150	7,219	14,308	RSS (LPP1 same as Option Aiii) and increased homes to be identified in LPP2 (approximately 8% higher than RSS).
Option D	1,950 + 200 ECH	350 + 100 ECH	400 + 100 ECH	2,150 + 100 ECH	200 ECH		4,850 + 700 ECH	6,205 + 2,300 ECH	13,294 + 2,300 ECH	RSS (assumed Option Aii distribution)+ ECH target
Option E	2,250 + 200 ECH	350 + 100 ECH	400 + 100 ECH	2150 + 100 ECH	200 ECH		5,150 + 700ECH	7,219 + 2,300 ECH	14,308 + 2,300 ECH	RSS + all preferred strategic sites maxed out (as in Option C) + ECH target
Option F	2,650	750	400	2,350	0		6,150	8,809	15,898	RSS + alternative strategic sites + increased homes in the remaining rural areas (as Option B minus strategic growth at Abingdon/Botley)
Option G	4,750	950	1,400	3,350	1,000	2,510	13,960	1,900	20,560	Oxfordshire SHMA; 'building on strengths' plus larger villages

The table below presents an appraisal of the following alternative approaches to 'growth options':

A) Plan to meet the number of homes set out in the South East Plan (13,294houses over plan period)
B) Plan to provide more houses than the South East Plan in order with the need identified in the Housing Needs Assessment (19,688 over plan period)
C) Plan to provide the number of homes set out in the South East Plan plus adding an additional amount to the target for general housing based on maxing out of the preferred strategic site options (approximately 10% higher) (14,308 houses over plan period)
D) Plan to provide the number of homes set out in the South East Plan plus a specific target for Extra Care Housing (13,294 houses + 2,300 ECHover plan period)
E) Plan to provide the number of homes set out in the South East Plan plus adding an additional amount to the target for general housing based on maxing out of the preferred strategic site options (approximately 10% higher) plus a specific target for Extra Care Housing (14,308 houses + 2,300 ECHover plan period)
F) Plan to provide the number of homes set out in the South East Plan plus adding an additional amount to the target for general housing based on maxing out of the preferred strategic site options plus all the identified alternative strategic sites and an increased amount in the remaining rural areas based on an initial assessment of capacity of suitable sites (15,898houses over plan period)
G) Plan to meet the number of homes set out in the SHMA (20,560 houses over the plan period)

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
1. Provide sufficient suitable homes including affordable homes.	A shortage of housing has been recognised as a key sustainability issue in the Vale. A number of indicators are indicating poor performance with regard to housing delivery, specifically: - Number of housing completions; - Average house price to income ratio; and - Number of affordable homes completed. Added to this is a historic increase in population (4.6% from 2001 – 2011) and a projected increase to 2035. It is recognised that all housing figures are minimum, however, the appraisal is based on the assumption that higher minimum figures will deliver higher *actuals* i.e. the policy is fully implemented. This being the case, all options would result in a positive effect against the baseline as they should all better the current situation with regard to numbers. With this in mind, it can be concluded that the higher the number, the better performance with regard to this objective, regardless of location.	+	++	+	+	+	+	++

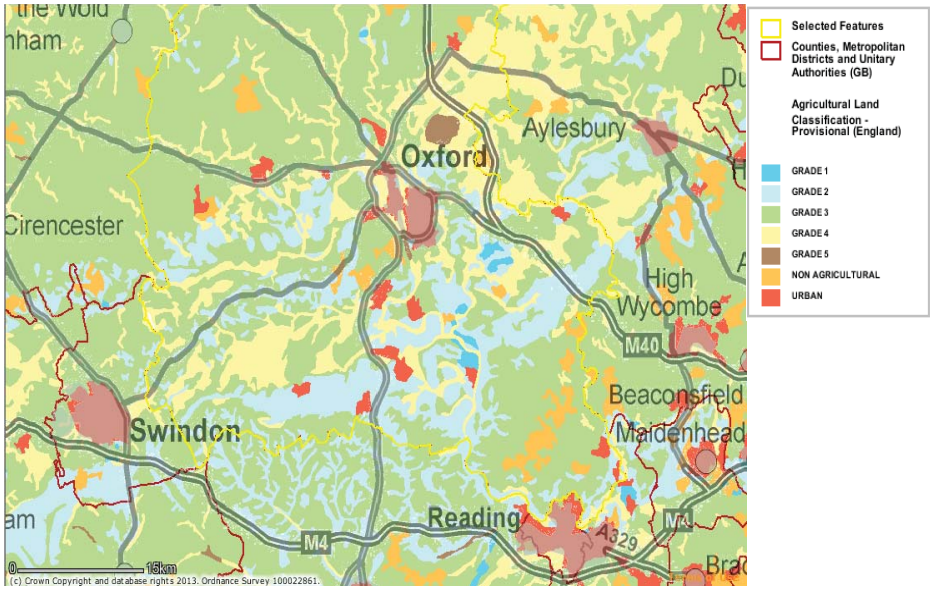
Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
	All options would therefore result in **significant positive effects** in terms of providing a housing target above that in the Local Plan 2011. However, the higher the number the more likely, if delivered, the option is to make up any shortfall caused by the recession(s) or developer inaction. Option A is based on the minimum housing figures set out in the RSS, would lead to the delivery of the fewest homes. This option may to lead to an increase in the house price to income ratio and a reduction in the affordability of homes in the Vale. Option G recognises the need to ensure delivery of housing to meet all aspects of housing need and is based on the most up-to-date evidence in the 2014 Strategic Housing Market Assessment which provides for the greatest number of dwellings (market and affordable). Option B is a close second and is based on the 2012 Housing Needs Assessment. Option E plans for the third greatest number of dwellings and it maxes out the preferred strategic sites plus contributes a specific target for Extra Care Housing, which is an identified need due to the ageing population of the District. Option F is the next-best option in terms of housing and includes an assessment of capacity of suitable sites in rural areas so is expected to be deliverable. Option D plans for the fifth greatest number of housing and takes account of the RSS figure as well as a specific figure identified for extra care housing but proposes some 4,000 houses less than Option G. **Sites** All options propose to take forward Wantage / Grove, Faringdon, Harwell campus and Didcot. The use of the sites has been subject to appraisal (see Strategic Sites Appraisal). The effects on this objective in regard to build out of these sites has not been considered as this appraisal considered only the housing numbers.							

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Based on the assumption that more development and growth should contribute more in terms of on-site facilities and s106 / CIL funds, growth on a larger scale would allow opportunities for services and facilities to be capitalised on to the greatest extent. Whilst recognising that all options would provide some contribution, Options B, E, F and G are likely to have the most **significant positive effects** in terms of this objective. Option G performs the most favourably as it has the highest housing target (which will help to increase local spending power and sustain a larger number and variety of services), and it also allocates sites in the larger villages which will help to sustain rural facilities. In terms of rural areas, Local Plan Part 2 will set out the numbers to be allocated to rural areas. It is still possible at this stage to make some judgements about the likely numbers and implications with regard to these housing options though. Many rural parts of the district have limited access to services. As such Option E, which would provide the highest overall amount of development to rural areas (3,084 units inc 1,700 ECH) would be expected to have the most **significant positive effects** in terms of leading to the creation of new facilities that support both new and existing communities. This would be followed by Option D. In terms of housing *without* ECH, Options B and F both perform well, both providing 2,375 houses in rural areas. However, this appraisal does not cover Local Plan Part 2 and as such can only comment on the potential consequences of the options selected on the provision of housing in rural areas. In this sense, option A (all sub-options) performs the worst as they all result in the lowest level of rural development whereas Options G and E perform the best (assuming ECH are included). **Sites** Almost all options propose to take forward Wantage / Grove, Faringdon, Harwell campus and Didcot; with Option A adding Abingdon/Botley and Option F adding alternative sites. The use of the sites has been subject to appraisal.	+	+	+	+	++	+	++
3. Reduce the	All options would however result in development in rural areas which generally have lower	-	-	-	-	-	-	- -

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.	public transport accessibility than urban areas. Given the dependency on the car in this rural district, higher development in rural areas may put increased pressure on transport routes. This increased congestion may have the consequence of preventing more sustainable modes of transport being taken up (e.g. if the roads are more busy with cars, cyclists are less likely to use them. It is notable that Options D and E provide a specific target for Extra Care Housing. Extra Care Housing for older people generally has lower trip rates and demand on transport infrastructure in comparison to family housing. It is concluded that, on balance, those scenarios with the highest provision of housing in the rural areas will most likely have the most **significant negative effects** with regard to reducing the need to travel. Option G allocates the most growth at the larger villages; however has allocated sites along strategic bus corridors and within the Science Vale area in order to increase the likelihood of public transport being used. **Mitigation** Reducing the need to travel is not just about congestion, but also about connectivity. The Local Plan Part 1 can mitigated against negative effects by putting in place policies that facilitate the delivery of high speed broadband in rural areas, and providing improved public transport to rural areas.							
4. Improve the health and well-being of Vale residents.	All options are expected to have some positive effects on this objective. However with the highest levels of growth proposed, Options B, E,F and Gare expected to have the most **significant positive effects** on this objective by creating improved living conditions, greater housing choice, and increased economic opportunity.	+	++	+	+	+	+	++
5. Reduce inequality, poverty and social exclusion in	All options are expected to lead to the creation of more mixed communities. Options B and G recognise the need to ensure delivery of sufficient housing to meet all aspects of housing need identified in the Housing Needs Assessment and is therefore expected to have the most **significant positive effects** on the baseline. Options E and F	+	++	+	+	+	+	++

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
the Vale, and raise educational achievement and skills levels.	propose specific additional targets for Extra Care Housing and rural areas respectively and are therefore expected to have a **significant positive effect** in terms of addressing the needs of these population groups. The rural areas in the Vale contain the greatest numbers of people under 35 who are unable to own their own home. By including a housing target for rural areas in the Vale, Option F is expected to have positive effects on this objective by increasing housing provision in these areas. Option G allocates the most development in the larger villages and therefore also performs positively in this regard.							
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	The provision of sufficient good quality housing may encourage more skilled workers to the Vale. In turn, this could attract businesses to invest in the area. Based on the assumption that greater housing affordability and housing supply will entice workers and investment into the Vale, by providing the highest levels of growth, Options B, E,F and G are therefore most likely to have **significant positive effects** on this objective with G being the most sustainable. The link between employment land / floorspace and population / housing numbers is not understood at the present time. It could be the case that by providing too many dwellings, Option B may have a negative effect on this objective if there are not enough jobs for the new residents in the Vale – increasing unemployment. Option G seeks to match housing development with employment growth in the Science Vale area, increasing accessibility to employment however also potentially concentrating it in one part of the Vale more than the other options. **Recommendation** Establish the link between housing numbers and employment land / floorspace to determine whether higher housing numbers can be met.	+	++	+	+	+	+	++
7. Improve and protect the	Most of the new homes allocated would be on green field land. Whilst there is debate as to the nature of some impacts on the natural environment (e.g. brownfield biodiversity can often	-	--	-	-	-	-	--

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
natural environment including biodiversity, water and soil quality	be richer than greenfield sites). It is notable that there has been a downwards trend in the distribution and status of farmland birds in the Vale. Almost all options provide development at the same strategic sites bar option B which proposes a major development near Abingdon and Option F which promotes alternative sites (see Table A4.3A). This appraisal bases the impacts on this policy only, i.e. the potential impacts on natural resources of the absolute housing numbers. It is fair to say that all increases in development are likely to have some negative effects on the environment, e.g. land take for new development and increased water consumption (even including water conservation measures). The impact on soils is unknown at this stage and is likely to be limited to the exclusion of agricultural use on land with high agricultural value. With this in mind, options B and G are likely to have the most **significant negative effects** through land take on a large greenfield site in addition to land allocated on other greenfield strategic sites. This may affect farmland birds through the removal of hedges and may affect soil quality. It is noted that the land surrounding Abingdon and Harwell is largely Grade 2, 3 and 4 (i.e. not the highest Grade) according to the Agricultural Land Classification (see Figure overleaf). All options will have an effect on water consumption regardless of location. The South East is an area of water scarcity, as such any increase in demand will only create an increasingly significant impact on a scarce resource. Water use in the Vale is high compared to the England Wales average and the target value is some way from being met. Even if the efficiency of consumption is improved, this is offset by the number of increased dwellings in the area. This is in addition to the current status of the ecological status indicator being '-'.							

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
	Therefore, in all regards, Options B and G perform the worst due to its effect on biodiversity through land take, water consumption through higher housing numbers and potential for water pollution through building on green field land.  **Mitigation** Stringent polices should be set out in the Local Plan to ensure: Highest levels of water efficiency Net gain in biodiversity – particularly targeting farmland birds							
8. Protect the cultural	The effects of the sites on this objective are summarised below. The objective refers in the main to high quality townscape and landscape and the protection of cultural heritage. With	0	--	0	0	0	0	- -

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
heritage and provide a high quality townscape and landscape.	this in mind there is a limited amount to appraise in this assessment as much will be dependent on design related policies. It can be concluded that higher levels of growth would put increased pressure on the townscape, landscape and cultural heritage, particularly where there is a concentration of growth in urban areas or, as in the case of option B, a proposed major development in green field land. Option G proposes a number of green field developments as well as an urban focus. Therefore it has only been possible to predict **significant negative effects** for Options B and G, but this is without any information on the design of and development of associated landscape mitigation e.g. bunds, structured planting etc.							
9. Reduce air, noise and light pollution	Increased housing will generate increased air emissions (through road traffic, energy consumption and construction of developments) noise levels (through road traffic, general activity and construction) and light pollution (through lighting for buildings, both internal and external and car parking). Therefore all options are likely to Result in negative effects. Without knowledge of any mitigative policies or design criteria for new sites it is difficult to judge on the level of significance of these effects. However, Option B, with the large development near Abingdon; and Option G, with the largest scale of development and development at Abingdon and in the south east of the Vale, are likely to have **significant negative effects** with regard to air, noise and light pollution. **Mitigation** Stringent environmental pollution polices should be set out generally, and if the Abingdon option is taken forward, specifically for the Abingdon site. All sites should have mitigative policies setting out stringent guidelines for pollution control and pollution minimisation (e.g. green travel plans).	-	--	-	-	-	-	- -
10. Reduce greenhouse gas emissions	There are a range of issues to be considered in this appraisal. Specifically, the reduction of GHG emissions, the use of resources and improved resource emissions.	0	0	0	0	0	0	0

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Scoring						
		A	B	C	D	E	F	G
and the use of resources and improve resource efficiency	With regard to the first, it is highly unlikely that any of these options would be carbon negative i.e. actually remove carbon from the atmosphere. Therefore no options will *reduce* GHG emissions. With regard to the second, again, it is very difficult to conclude which options would use resources the most efficiently. This will depend on any design criteria set out in policy or design guides. With regard to the third, again, it is difficult to determine which option would improve energy efficiency more than another. It could be that options B and G are the most energy efficient as the scale of the new development might encourage community energy schemes or district. **Recommendation** All new development should be guided by strict policies on resource efficiency and emissions.							
11. Increase resilience to climate change and flooding	Where new development is proposed, the National Planning Policy Framework requires that it makes flooding no worse than it currently is, therefore in terms of flooding, there should be no effects other than positive for all options. With regard to climate change resilience, this is a matter for design and therefore has not been considered in the appraisal. It should be noted that none of the strategic sites proposed as part of LPP1 as proposed are in flood zones 2 or 3.	0	0	0	0	0	0	0

Summary

For the appraisal of the housing numbers and areas of growth, there is a clear set of trade-offs in regard to sustainability. Higher housing numbers would provide the housing stock and greater housing affordability that have been identified as issues in the Vale. In this sense, Options B and G perform the best and would have clear significant positive effects on a number of objectives. However, this level of growth is not without consequences, namely likely significant negative effects on a number of 'environmental' issues such as biodiversity and natural resource consumption / efficiency. In this sense there is no clear preference for a particular option. However, with the appropriate mitigation, some of the environmental effects may be able to be ameliorated (the same of which cannot be said about any relative poor performance in regard to housing delivery). As such, those options that favour higher levels of housing growth have the potential to, on balance,

perform more sustainably than those at a lower level of development – this is subject to more detailed evidence on transport.

Mitigation / Recommendations

1) Reducing the need to travel is not just about congestion, but also about connectivity. The Local Plan Part 1 can mitigated against negative effects by putting in place policies that facilitate the delivery of high speed broadband in rural areas, and providing improved public transport to rural areas.
2) Establish the link between housing numbers and employment land / floorspace to determine whether higher housing numbers can be met.
3) Stringent polices should be set out in the Local Plan to ensure:
    a) Highest levels of water efficiency
    b) Net gain in biodiversity – particularly targeting farmland birds
4) Stringent environmental pollution polices should be set out generally, and if the Abingdon option is taken forward, specifically for the Abingdon site.
5) All sites should have mitigative policies setting out stringent guidelines for pollution control and pollution minimisation (e.g. green travel plans).
6) All new development should be guided by strict policies on resource efficiency and emissions.

APPENDIX 16: SCIENCE VALE RING FENCE OPTIONS

Appendix 16 Science Vale Ring Fence Options

Option A: Science Vale ring-fence

Option B: Core Area ring-fence

Option C: Key location ring-fence

Option D: No ring-fence

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
1. Provide sufficient suitable homes including affordable homes.	A core justification for the ring-fence is that housing needs to be delivered through the allocations in the South East Vale areas to enable sustainable delivery of the planned employment growth within Science Vale and supporting infrastructure. Existing commitments within these settlements (existing completions, planning permissions and other deliverable sites) will contribute towards the Science Vale housing target alongside the emerging housing allocations. **Option A** ring-fence covers a larger area, therefore if the proposed strategic sites allocated in the Local Plan do not come forward, there is likely to be a greater pool of contingency sites that may be able to be developed to make up the shortfall and provide sufficient homes in the south east of the district. However, many of these potential sites are in rural or village locations meaning they may not be able to deliver a suitable mix of housing type, size, tenure, and cost to support the job growth associated with Science Vale Oxford. **Option B** Although this option covers a smaller area, the ring-fenced area would still logically relate to the core homes and job growth planned within Science Vale. The Council may need to search for additional housing opportunities within the core area to support the homes to job ratio as Wantage and Grove, both contributing a significant proportion of housing growth under Option A, would be excluded from the ring fence. As with Option A, this option would still cover a number of potential rural and village contingency sites meaning that it may not be able to deliver a suitable mix of housing type, size, tenure, and cost to support the job growth associated with Science Vale Oxford. **Option C** The key locations based ring fence option would limit the number of contingency sites able to come forward in the event of the loss of a five year supply within the ring fence compared to Options A and B. Therefore, there is a greater risk of the plan not being able to meet the housing targets in this area even if the presumption in favour of sustainable development is implemented due to a lack of supply.	+	+	++	0

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	However as this option is largely focused on the more urban areas of Didcot, Wantage and Grove plus key business locations ate Harwell and Milton there is a greater chance that it would be able to provide a more appropriate mix of homes in more sustainable locations to support job growth in Science Vale Oxford than Options A and B in the event of strategic sites failing to come forward in the ring fence. This Option would likely result in **significant positive effects** as it seeks to ensure that speculative development should be delivered in-line with the preferred spatial strategy and the settlement hierarchy should allocated sites be delayed or not come forward. **Option D** would have no ring-fence. In the event that some sites do not come forward in the Science Vale area and the rest of the district cannot demonstrate a five-year housing land supply, there is the potential for speculative development to occur outside of the Science Vale area which would affect the housing-to-jobs ratio in the Science Vale area, the delivery of critical infrastructure and risk stalling other sites in the Science Vale area. Without a ring fence the rest of Vale is more exposed to the risk of delivery delays on large Science Vale sites. This could undermine the spatial strategy however no negative effect is envisaged providing that speculative development is approved in order to make up the shortfall and meet objectively assessed housing need.				
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	**Option A** The ring-fence covers a large area containing a number of settlements (including a range of larger and smaller villages). The loss of a five year land supply within the ring-fenced area would mean the presumption in favour of sustainable development would affect all of these settlements. Therefore, there is a risk that piecemeal sites could be granted permission under the presumption in favour of sustainable development across a number of settlements. This would have obvious impact on infrastructure provision as sites would be unable to reach a critical mass to deliver what is needed to support the overall level of growth. Furthermore, the services and facilities available in the more rural areas of Science Vale Oxford are not as strong as those settlements identified in Option C which more-closely aligns with the settlement hierarchy. By retaining housing development within the ring-fence this should help to support shops and services in the more urban Science Vale areas in comparison to the 'business as usual' option (Option D). **Option B** As with Option A this ring fence covers a number of rural settlements, increasing the risk of piecemeal development by appeal if the land supply fails. Although the area is more contained with a more tightly-drawn boundary, there is still a possibility that new development will be poorly serviced in some areas and be unable to deliver what infrastructure is needed to support the overall level of growth. This Option aligns better with the settlement hierarchy than Option A; but not as well as Option C. **Option C** In the event of the loss of a housing land supply this option would restrict development by appeal to key sustainable settlements in the local plan, in accordance with the settlement hierarchy. Each of these key locations provides	+	+	+	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	good services, facilities and employment opportunities. Furthermore, as development would be concentrated to these key locations it will be more likely that infrastructure provision from new development would be sufficiently pooled to mitigate the overall levels of growth in Science Vale Oxford. The no ring fence option **(Option D**) would likely allow development that could undermine the spatial strategy and settlement hierarchy should a five-year housing land supply not be maintained. Piecemeal development in less-sustainable locations could occur if the large strategic sites don't come forward; which may have an impact on infrastructure provision as sites would be unable to reach a critical mass to deliver what is needed to support the overall level of growth. This would likely result in a minor negative effect due to the less-sustainable distribution of housing; however would not result in a significant negative effect on the assumption that speculative development can make up the shortfall and encourage greater 'spending power' from new residents that can sustain services in urban and rural parts of the district.				
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	The Vale of White Horse is easily accessible from other parts of the UK, particularly the south west and east, and the midlands. The A34 trunk road provides good access between the M4 to the south, and the M40 to the north. The A420 and A417 roads cross the district and provide links to Swindon in the west and Didcot in the east. Whilst there are two railway main lines (Bristol to London and Oxford to London) running through the district, there are only two stations on the Oxford line and none on the Bristol line within the Vale, although there is a station at Didcot just to the east of the District. The Vale benefits from some very good bus services, particularly between the main settlements. However, in the more rural parts of the district, buses cannot viably provide an attractive alternative to the car. There are a number of roads within the district that suffer from congestion including the A34 trunk road. Abingdon-on-Thames and Botley are also congested internally and the road network around Science Vale suffers from peak time congestion. It is important the road network operates safely and efficiently for the economic success of the district to be maximised. **Options A, B & D** are large geographical areas with good cycling opportunities through sustrans routes and public rights of way. However, connectivity between rural settlements and the main employment centres of Didcot, Wantage, Grove and Harwell Campus are limited to indirect or on-road cycle routes. If the strategic sites in the Local Plan do not come forward and the housing land supply is lost, then contingency sites may come forward through the presumption of sustainable development. This may result in residential development in smaller more rural settlements were access to sustainable modes of transport is limited, and where piecemeal development is unlikely to provide the critical mass to support new or improved sustainable modes of transport. **Option C** This key location ring fence is most closely-aligned with the settlement hierarchy, providing the largest range of	-	-	+	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	services and facilities and therefore reducing the need to travel. Connectivity between these settlements will need improving but this is an ambition of the Local Plan that is more likely to be achieved when development is focused in these areas. Vital transport infrastructure to support growth at Science Vale would be more likely to come forward and in the right location through Option C (should some sites be delayed or not be delivered) in comparison to the other options.				
4. Improve the health and well-being of Vale residents.	The Council are committed to producing a Masterplan for all strategic sites. These masterplans will contain detailed design principles linking to the health and well-being of vale residents. This could include plans for green infrastructure and open space, leisure and recreation facilities, support active travel and deliver areas for play. Taken as a whole these features should positively contribute towards people's physical and mental wellbeing. If it can be assumed that **Option C** would deliver development in the most accessible and sustainable locations; it can be seen to be most preferable in terms of access to health infrastructure and leisure facilities.	0	0	0	0
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	**Options A, B & D**: If the strategic sites do not come forward, there is a risk that development by appeal would spread new homes too thinly within the large ring-fenced area. This may result in appropriate social infrastructure not being provided as development sites do not reach the critical mass required to support the overall levels of growth. This may be important for higher education (such as A-Levels) where students do not automatically receive free bus travel to their Sixth Form of College from Oxfordshire County Council. However, these options would allow for development by appeal to provide homes in more rural areas where social exclusion and isolation is potentially more likely due to poorer access to services, facilities and public transport. **Option C**: This option would only allow for development by appeal (in the event of a land supply failure) in settlements with good facilities, services and employment opportunities. Furthermore, these settlements already have good primary, secondary, and higher education opportunities within walking and public transport distance; therefore increasing accessibility and the ability of people to attend.	-	-	+	-
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Science Vale Oxford is an area of economic growth that is well on the way to becoming a global hotspot for enterprise and innovation. Already home to a significant proportion of the region's scientific, research and development, and high technology businesses, the area is now also gaining an international reputation as a first choice business location for companies wanting to make their mark in business and research. Between now and 2031, Science Vale Oxford is forecasted to have provided an additional 13,000 jobs, with much of this growth focused at the three Science Parks at Harwell Oxford, Milton Park, and Culham Science Centre (in South Oxfordshire). The ring fence is a tool that will enable the aligned development of housing, jobs and infrastructure in the Science Vale Oxford area. It will improve investor confidence because it provides some protection to investors from the five year land supply consequences of the time required to achieve full delivery momentum on large and complex sites.	+	+	++	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	Options A & B: Ring-fencing the larger area will allow a proportionate number of homes to be developed where job growth is forecast; this should be beneficial for the local, regional, and international economy. However, a larger ring-fence would increase the risk of development by appeal in rural settlements in Science Vale Oxford, which is likely to further dependence on the private car to get to work. Traffic congestion on the A34 and areas around the key employment sites in Science Vale Oxford is already a concern for the County Council and the main employers in the area – additional traffic on the roads may act as a constraint to the growth potential of this area, therefore the impacts are uncertain. Development would be 'retained' nearer to key employment sites in the Science Vale area than would be the case under Option D, resulting in a minor positive effect in comparison to potentially dispersed development. **Option C**: This option would ensure that development by appeal could only take place in a more tightly defined selection of key locations that have been identified for growth to support employment in Science Vale Oxford. There is a risk that this option would limit potential contingency supply as less land is covered by the ring-fence. However, focussing development in key settlements should allow for greater infrastructure provision and a more appropriate mix of housing to attract Science Vale Oxford workers, resulting in a likely **significant positive effect** compared to the no ring fence option. This should improve the attractiveness of the area as a place to live to a greater extent than Options A and B would permit, therefore supporting the job growth in Science Vale Oxford. If the proposed strategic sites allocated in the Local Plan do not come forward then the no ring-fence option (Option D) would increase the risk of speculative development in rural settlements in Science Vale Oxford which may undermine the settlement hierarchy and result in the employment sites and associated infrastructure not being provided in a timely fashion.				
7. Improve and protect the natural environment including biodiversity, water and soil quality.	The Vale has a rich and diverse natural environment with a large number of areas designated for their biodiversity and geodiversity value. The spatial strategy of LPP1 has been selected to avoid adversely affecting these features and therefore if alternative sites were to come forward this could result in adverse effects for the natural environment. **Options A, B & D** provide greater 'flexibility' than Option C over the alternative location of speculative development in the event of the Council being unable to demonstrate a five-year housing land supply. The following features are located outside of the Option C ring-fence and could potentially be adversely affected by speculative development applications: • Large swathes of excellent to moderate quality agricultural land • Oxford Heights West Conservation Target Area • Thames: Radley to Abingdon Conservation Target Area • Aston Upthorpe Downs Site of Special Scientific Interest • Potentially contaminated land at former Didcot A Power Station Site • Former nuclear site at Harwell Oxford Campus	-	-	+	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	• Poor ecological river water quality at Moor Ditch and Ladygrove Ditch to the south of Didcot • Moderate ecological river water quality at Cow Common Brook and Portobello Ditch to the northeast of Wantage and Grove (Option A only) It should be noted that, on a site by site basis, mitigation will be sought as part of the development management process (decision of planning applications), but the cumulative impact of this piecemeal development may not be accounted for across such a large area. **Option C**: The key location ring-fence option would apply to defined settlements as opposed to a broad area. The housing target for the Science Vale area would be allocated to and ring-fenced to the identified settlements. This option would reduce negative impacts on rural areas and thus the natural environment in the short term. Concentrating development in these areas will also reduce the need to travel and therefore mitigate the traffic growth associated with new development, reducing the impact on environmental assets. Infrastructure provision will be more likely to reach a critical mass to support essential infrastructure and be coordinated in such a way that impact on the environment, particularly water supply, can be managed and mitigated.				
8. Protect the cultural heritage and provide a high quality townscape and landscape.	A substantial part of the Vale (23.4%) lies within the North Wessex Downs Area of Outstanding Natural Beauty and consists of extensive areas of chalk downland. Much of the remaining part of the Vale is also made up of attractive landscapes. The Oxfordshire Wildlife and Landscape Study (OWLS) compiled in 2004 also identified a range of other landscape types in the rest of the Vale These include significant areas of wooded estate lands and rolling farmland to the north and south with alluvial lowland, clay vale and lowland village farmland landscapes in the centre, all running generally east west. There are also river meadowlands in close association with the rivers which cross the District. The Vale currently has 52 designated Conservation Areas, over 2,000 Listed Buildings and a significant number of important archaeological sites. The spatial strategy and site allocations have been chosen in order to have the least significant adverse effect on townscape, landscape and cultural heritage. Any deviation from this has the potential to put such assets and features at risk of harm. **Options A, B & D** provide greater 'flexibility' than Option C over the alternative location of speculative development in the event of the Council being unable to demonstrate a five-year housing land supply. They also contain a significantly greater amount of AONB land; countryside and small villages that are important contributors towards the cultural heritage of the Vale of White Horse.	-	-	0	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	Option C would likely most closely mirror the preferred approach and spatial strategy and so can be assumed to have the least impact on landscape, townscape and cultural heritage. It should be noted that by constraining the development into urban areas, this may put pressure onto character and reduce the quality of townscape.				
9. Reduce air, noise and light pollution.	There are currently two Air Quality Management Areas in the Vale, one in central Abingdon and the other along the A34 in Botley. There are also Air Quality 'hot spots' in Didcot along Station Road. These areas experience high levels of Nitrogen Dioxide and PM10 (Particulate Matter 10) which is primarily associated with car traffic and construction work. High levels can cause respiratory problems such as coughing, asthma and wheezing. In serious cases it can lead to long term lung damage. The Vale is a predominately rural area, with a substantial part (23.4%) lying within the North Wessex Downs Area of Outstanding Natural Beauty which is particularly sensitive to noise, air, and light pollution. **Option A & D**: Development by appeal in this larger area (outside of the urban areas) is likely to be dependent on car travel since public transport and access to facilities in the more rural areas is weak. However, residents are still likely to visit the more urban areas of Didcot, Abingdon and Oxford (probably by car) compounding air quality issues outlined above. Furthermore, within this area is Wessex Downs AONB, further development within this large ring-fence may result in significant impact on the rural areas in terms of air, noise and light pollution. **Option B**: The impacts are similar to Option A due the rural nature of the Vale, however the ring-fence area is smaller than Option 1 and therefore the spatial extent of speculative development is likely to be smaller. **Option C**: The key location ring-fence would apply to defined settlements as opposed to a broad area. The housing target for the Science Vale area would be allocated to and ring-fenced to the identified settlements. This option is most in-line with the settlement hierarchy which would reduce negative impacts on rural areas from noise and light pollution. Option C would also help to concentrate development in the urban areas, encouraging more people to use sustainable transport modes which should help to mitigate the impact on air quality in sensitive areas of new development.	-	-	+	-
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	The Department for Energy and Climate Change (DECC) produce statistics on CO2 emissions per capita and it is clear from the data that the Vale of White Horse is performing considerably worse than all other Oxfordshire districts. This is caused predominantly by the 'road transport' component of the figure which was between 1.0 and 2.6 tonnes of CO2 per capita more than the others districts, which can most probably be attributed to the heavily congested stretch of A34 that runs through the district (including the Science Vale Oxford area). The figures suggest that the Vale of White Horse uses more gas and electricity per capita than the South East average. This is most probably due to its rural nature and older less energy efficient homes.	-	-	+	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	There are a number of roads within the district that suffer from congestion including the A34 trunk road. Abingdon-on-Thames and Botley are also congested internally and the road network around Science Vale suffers from peak time congestion. It is important the road network operates safely and efficiently for the economic success of the district to be maximised. Whilst there are two railway main lines (Bristol to London and Oxford to London) running through the district, there are only two stations on the Oxford line and none on the Bristol line within the Vale, although there is a station at Didcot just to the east of the District. The Vale benefits from some very good bus services, particularly between the main settlements. However, in the more rural parts of the district, buses cannot viably provide an attractive alternative to the car. If it is assumed that all options would deliver the same amount of housing development (due to speculative applications making up any shortfall in the five-year housing land supply) then all four options can be said to only vary in terms of spatial distribution, not quantum. Sustainable construction practices can still be sought to help reduce the amount of domestic greenhouse gases. **Options A, B & D**: are larger geographical areas with good cycling opportunities through sustrans routes and public rights of way. However, connectivity between rural settlements and the main employment centres of Didcot, Wantage, Grove and Harwell Campus are limited to indirect or on-road cycle routes. If the strategic sites in the Local Plan do not come forward and the housing land supply is lost, then contingency sites may come forward through the presumption of sustainable development. This may result in residential development in smaller more rural settlements were access to sustainable modes of transport is limited, and where piecemeal development is unlikely to provide the critical mass to support new sustainable modes of transport. **Option C** most closely mirrors the settlement hierarchy and preferred spatial strategy, focussing on the settlements that provide the most services and facilities, therefore resulting in minor positive effects on emissions through reducing the need to travel.				
11. Increase resilience to climate change and flooding	The Vale is included within the Thames River Basin District and is covered by the Vale of White Horse catchment although this also includes Didcot and Swindon. The main watercourses apart from the Thames are the Rivers Ray, Cole, Ock and Ginge, Letcombe and Mill Brooks. This catchment contains 33 river water bodies and one lake, three of which are artificial or heavily modified. The district has a number of areas which are at risk from flooding. The Strategic Flood Risk Assessment highlights that the risk of flooding to properties is an issue in Abingdon, Grove, Kennington, Shrivenham, Steventon, Sutton Courtenay and Wantage.	-	-	-	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	Options			
		A	B	C	D
	All Options cover a large geographical area with a number of settlements within the area that are at risk of flooding. All options may also result in potential loss of large amounts of greenfield land, further increasing the risk of flooding as the ability of land to soak up rain water / flood water is lost. This may have an impact on the immediate area and potentially areas downstream also. Sustainable urban drainage schemes can be sought on new developments but this will only mitigate the loss of greenfield land's ability to soak up water. The chosen spatial strategy has been selected to avoid areas of flood risk, and any departure from this may increase flood risk through less-preferable sites coming forward.				

Summary

The preferred spatial strategy has been selected as it seeks to meet housing needs by developing in the most sustainable locations. The risk of not maintaining a five-year housing land supply (by allocated sites not coming forward) has the potential to undermine the spatial strategy – particularly in the south east of the Vale where sites are required to come forward in order to deliver planned infrastructure. In this regard, **Options A, B and C** are delivery policies that seek to limit any 'leakage' from the Science Vale area to less-sustainable locations around the district. All three options can be said to perform more favourably than **Option D** (no ring fence).

By following the spatial strategy most closely, Option C is appraised to be the best performing option. **Option C** would lead to **significant positive effects** in terms of housing delivery and the economy by matching growth in employment to housing in the Science Vale area, and providing greater certainty to prospective employers in and around the Enterprise Zone. Options A and B are less-beneficial as their ring-fence boundary is less-tightly drawn and has the potential for development to occur in less sustainable locations further from employment opportunities at Science Vale; however more positive than Option D.
No option was appraised to lead to significant negative effects however the location and nature of speculative applications means that there is great uncertainty over the appraisal findings. It was assumed that the bigger or less-tightly drawn the ring-fence, the greater the scope for speculative applications to adversely affect sensitive receptors and be located in unsustainable locations; potentially leading to significant effects.

APPENDIX 17: HOUSING DENSITY

Appendix 17: Housing Density				
The Table below presents an appraisal of the following alternative approaches to 'housing density': A) Adopt an approach that sets a minimum density of 30 dwellings per hectare unless specific local circumstances indicate a lower density is appropriate. B) Adopt an approach that sets a minimum density of 25 dwellings per hectare unless specific local circumstances indicate a lower density is appropriate. C) Adopt a policy that is criteria based and assesses each site on a case by case basis				
Sustainability topic	**Discussion of significant effects (and discussion of relative merits in more general terms)**	**SA Score**		
		A	**B**	**C**
1. Provide sufficient suitable homes including affordable homes.	Options A and B apply a minimum density for all new developments which would help ensure the efficient use of land. Both also allow flexibility to adjust density requirements if local circumstances require it. Option A is expected to have more **significant positive effects** on this objective than Option B by setting a higher minimum density level for housing which would result in a higher number of affordable houses being delivered on sites across the District. Option C would enable a flexible approach to housing which would provide less certainty for developers and may result in protracted negotiation over density numbers which could have implications for this objective.	++	+	+
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	By setting a minimum density of 30 dwellings per hectare, Option A is expected to have a more **significant positive effect** on this objective than Option B, as higher site densities should support greater provision of social and community infrastructure. The effects of Option C are less certain however it is expected to have **positive effects** in terms of the objective in locations where there is already a precedent for high density development and where high density development would be considered appropriate.	++	+	+
3. Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.	Option A sets a higher minimum density than Option B but both would allow for flexibility in achieving higher densities at appropriate sites. These options may contribute to reducing the need to travel by enabling densities that make the provision of sustainable transport nodes viable. Again the effects of Option C are less certain, however it is expected to have **positive effects** in terms of this objective in locations where a precedent for high density development has already been set and where high density development would be considered appropriate.	++	+	+

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
4. Improve the health and well-being of Vale residents.	By setting a higher minimum density than Option B, Option A would result in higher density development across the District. Consequently this option could increase the likelihood of higher levels of developer contributions coming forward as part of new development schemes, which could result in greater provision of social infrastructure that would help improve the health and well-being of Vale residents, which in turn would have **significant positive effects** on this objective. Option C is expected to have similar positive effects to Option A and benefits from a flexible approach to density which would assess new development proposals on a case-by-case basis.	++	+	+
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Increased density, if not designed correctly may have implications in terms of social cohesion and inequality. However it is not considered that a difference of 5 DPH would have a noticeable effect.	0	0	0
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Higher density development is likely to result in greater levels of demand for key services and facilities. As such, by providing a minimum density level across the district which is higher than that proposed by Option B, Option A is likely to have more **significant positive effects** on this objective by making a greater contribution to the growth of the local economy.	++	+	+
7. Improve and protect the natural environment including biodiversity, water and soil quality	All three options perform well against this objective in that they enable a degree of flexibility to be applied in terms of housing density depending on the specific local circumstances. However by taking a very flexible site-specific approach to housing density, and by not applying a minimum density threshold, Option C is likely to result in the highest level of protection being given to natural heritage assets as density can be determined on a case-by-case basis (therefore on sites close to natural environment assets you could lower density to ensure development stays within environmental limits) which in turn would lead to **significant positive effects** on this objective.	+	+	++
8. Protect the cultural heritage and provide a high quality townscape	All three options perform well against this objective in that they enable a degree of flexibility to be applied in terms of housing density depending on the specific local circumstances. However by applying a criteria based approach that assesses each site on a case by case basis, Option C is likely to have the most **significant positive effects** on this objective by enabling the greatest flexibility that would allow	+	+	++

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
and landscape.	for lower density if required, for example in cases where a site contains heritage assets.			
9. Reduce air, noise and light pollution	The provision of high density, self-contained development would be likely to reduce the need for commuting which would have benefits in terms of reducing air and noise pollution. As such, by setting a minimum density that is higher than Option B, Option A is likely to result in the most positive effects in terms of this objective; however they are not expected to be significant. A higher minimum density threshold would result in more significant positive effects in terms of this objective and it is therefore suggested that consideration is given to the inclusion of an option that would result in higher density development. The effects of Option C on this objective are uncertain.	+	+	?
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	By applying a higher minimum density threshold than Option B, Option A would be expected to result in greater developer contributions for infrastructure provision (including for sustainable transport) which would have positive effects in terms of reducing greenhouse gas emissions. Again it is suggested that a higher minimum density threshold would result in more significant positive effects and consideration should be given to the inclusion of this option.	+	+	+
11. Increase resilience to climate change and flooding	Higher density development is expected to lead to the creation of more self-contained development that would provide greater opportunity for sustainable design and construction and the incorporation of energy efficiency requirements within new developments. As such by setting a higher minimum density option than Option B, Option A is expected to lead to the most **significant positive effects** on this objective. The effects of Option C on this objective are uncertain.	++	+	?

Summary

None of the three options are expected to have any **significant negative effects** on the sustainability objectives. Option A is expected to have the greatest number of **significant positive effects** across the social and economic objectives. By contrast it is the option that performs least well in relation to the environmental objectives. Whilst the options set out 'minimums' and therefore do not preclude higher densities, it is considered unlikely that significantly higher densities would be delivered beyond the required minimum on the assumption that density should respond to its setting. It also needs to be born in mind that if the higher housing numbers are to be provided, minimum densities may need to be increased in order to deliver this. Option C, whilst potentially slowing down delivery through negotiations, may allow for greater flexibility provided a minimum density is set.

The SA scoring points to Option A as the most sustainable option against the objectives and the preferred approach reflects this outcome. In some locations a lower density will be more appropriate for example in more rural locations. Whereas in some urban areas a higher density than the minimum may be more appropriate. The importance of the local context of the site will be reflected in the policy wording and this would mitigate any potential negative environmental effects.

APPENDIX 18: HOUSING NEED

Appendix 18: Housing Need

The Table below presents alternative approaches for 'housing need':

Housing Mix

A) Adopt an approach that includes specific size mix requirements from the Housing Needs Assessment as a requirement for all sites

B) Adopt a flexible policy which does not have specific housing mix requirements but seeks a mix on all residential developments to meet the needs of current and future households

Lifetime home standards

A) Adopt an overall target for 10% of market homes on sites of 10 or more and all affordable homes to be delivered to the current Lifetime Homes Standards

B) Adopt an approach that requires all new homes to be built to current Lifetime Homes standards

Ageing population

A) Adopt a district wide specific target for sheltered and extra care housing based on the findings of the OCC strategy for Extra Care Housing including criteria based approach for delivery

B) Adopt a criteria based policy for older persons housing but no specific target

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score					
		Housing Mix		Lifetime Homes Standards		Ageing population	
		A	B	A	B	A	B
1. Provide sufficient suitable homes including	**Housing Mix** Option A would enable the Council to have more control over the mix of housing sizes to be achieved on new housing sites and is likely to have **significant positive effects** on this objective in the short to medium term. This option would also give developers certainty regarding	++	++	+	++	++	+

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score					
		Housing Mix		Lifetime Homes Standards		Ageing population	
		A	B	A	B	A	B
affordable homes.	requirements. However housing size requirements in the Vale are likely to change over time therefore the effects of this policy could become less beneficial as circumstances change during the life of the Plan. Option B offers a more flexible approach that does not set requirements for a specific mix of house types but should still lead to a mix of house types being delivered on sites across the Vale. By providing an appropriate mix of housing types over the life of the Plan this option is expected to lead to the most **significant positive effects** in terms of this objective. **Lifetime home standards** Option B would lead to a significant increase in the supply of more flexible and adaptable housing and as such is expected to result in **significant positive effects** in terms of this objective particularly for older and disabled people. **Ageing population** The Vale's elderly population is expected to continue to rise over the lifetime of the Plan and the provision of suitable housing for the elderly is an identified need. As such, Option A would be the most sustainable approach in terms of meeting the needs of this population group, and is therefore expected to have the most **significant positive effects** in terms of this objective. The inclusion of a District-wide target has the additional benefit of providing more certainty to developers.						
2. Ensure the availability of high quality services and facilities in the Vale's towns	**Housing Mix** No effects - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above.	X	X	X	X	X	X

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score					
		Housing Mix		Lifetime Homes Standards		Ageing population	
		A	B	A	B	A	B
and rural areas.	**Ageing population** As above.						
3. Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.	**Housing Mix**No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above. **Ageing population** As above.	X	X	X	X	X	X
4. Improve the health and well-being of Vale residents.	**Identified need** On the basis that the Housing Need Assessment is a 'live' document and will be updated throughout the plan period, both options would have flexibility to adapt to future changes in housing requirements which may have a **significant positive effect** on improving the health and well-being of residents. **Lifetime home standards** The blanket requirement for lifetime homes is likely to have a more positive effect than setting a 10 unit threshold. **Ageing population** The blanket requirement for lifetime homes is likely to have a more positive effect than setting a 10 unit threshold.	++	++	++	+	+	++

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score					
		Housing Mix		Lifetime Homes Standards		Ageing population	
		A	B	A	B	A	B
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	**Housing Mix Both** options are expected to have **significant positive effects** on this objective through providing a mix of housing across all residential developments. This will help ensure that housing needs are met through the delivery of mixed community developments which will help to reduce inequality and reduce social exclusion. **Lifetime home standards** No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Ageing population** As above.	++	++	X	X	X	X
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	**Housing Mix By** helping to ensure that the District contains a mix of housing that meets the needs of current and future households, both options are likely to help encourage more skilled workers to the District as the housing type and tenure will provide greater choice for working households. This in turn could attract new businesses to invest in the area which would result in **significant positive effects** on this objective. **Lifetime home standards** No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Ageing population** As above.	++	++	X	X	X	X

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score					
		Housing Mix		Lifetime Homes Standards		Ageing population	
		A	B	A	B	A	B
7. Improve and protect the natural environment including biodiversity, water and soil quality	**Housing Mix**No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above. **Ageing population** As above.	X	X	X	X	X	X
8. Protect the cultural heritage and provide a high quality townscape and landscape.	**Housing Mix**No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above. **Ageing population** As above.	X	X	X	X	X	X
9. Reduce air, noise and light pollution	**Housing Mix**No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above. **Ageing population**	X	X	X	X	X	X

Sustainability topic	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score					
		Housing Mix		Lifetime Homes Standards		Ageing population	
		A	B	A	B	A	B
	As above.						
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	**Housing Mix**No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above. **Ageing population** As above.	X	X	X	X	X	X
11. Increase resilience to climate change and flooding	**Housing Mix**No implications - it is considered that the location, number and density of housing will have a more significant effect on this objective. **Lifetime home standards** As above. **Ageing population** As above.	X	X	X	X	X	X

Summary
Neither of the options appraised for **Housing Mix** are expected to lead to any **significant negative effects** in terms of the objectives. Both options offer a flexible approach to addressing housing need over the long term, however Option A is expected to better lead to the delivery of mixed community developments which will have a number of social benefits as it is based on the Housing Needs Assessment instead of what the market seeks to deliver.

The options for **Lifetime Homes Standards** are not expected to have many significant effects on the objectives, with the exception of Objective 1 which relates to housing. Both options are expected to have benefits in terms of helping to increase the supply of more flexible and adaptable housing but Option B is the preferable option overall, as it would lead to all new homes being built to Lifetime Homes Standards.

APPENDIX 19: AFFORDABLE HOUSING

Appendix 19: Affordable Housing

The Table below presents alternative approaches for 'affordable housing targets and thresholds':

Affordable Housing Target

A) Adopt 50% as a target for greenfield sites and 40% for all other sites

Affordable Housing Threshold

A) Adopt an approach to reduce the threshold across the district to five and remove the classification of the settlements by population size

B) Adopt an approach to reduce the threshold across the district to three and remove the classification of the settlements by population size

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		Affordable Housing Target	Affordable Housing Threshold	
		A	A	B
1. Provide sufficient suitable homes including affordable homes.	**Affordable Housing Target** Lack of affordable housing is an identified issue in the District with the average house price to earnings ratio for the District lower than the average for Oxfordshire. This option would increase the existing target for affordable housing by 10% across all greenfield sites which would be expected to lead to an overall increase in delivery of affordable housing (while at the same time reduce the amount of market housing being delivered). This option would help meet the growing need for affordable housing in the District, therefore having **significant positive effects** on this objective. **Affordable Housing Threshold** Both options would lower the threshold for the provision of affordable housing in the District. This could potentially have a **positive effect** on this objective by increasing the number of affordable houses being delivered, particularly in rural areas.	++	+	+
2. Ensure the availability of high quality services	**Affordable Housing Target** No effects.	X	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score: Affordable Housing Target	SA Score: Affordable Housing Threshold A	SA Score: Affordable Housing Threshold B
and facilities in the Vale's towns and rural areas.	**Affordable Housing Threshold** No effects.			
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	**Affordable Housing Target** An increase in the % of affordable housing on greenfield sites from 40% - 50 % is particularly significant given that the majority of new development will be located on green field sites. **Affordable Housing Threshold** No effects.	++	X	X
4. Improve the health and well-being of Vale residents.	**Affordable Housing Target** Increasing the amount of affordable housing in the Vale would have a **significant positive effect** on health and well-being by allowing greater access to high quality housing and indeed housing in general. With this in mind, Option A performs well for the housing target, as will option B with the affordable housing threshold as by setting a lower threshold, this would 'capture' more applications and consequently deliver (or contribute towards delivering) more affordable housing.	++	+	++
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	**Affordable Housing Target** This option is likely to lead to the creation of more mixed communities across the District, which is likely to reduce social exclusion leading to **significant positive effects** in terms of this objective. **Affordable Housing Threshold** As with Objective 4, reducing the threshold to three rather than five should provide more affordable housing. However it is understood that there is not threshold currently so the net effect of this policy is difficult to determine against the baseline provision.	++	+	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score: Affordable Housing Target A	SA Score: Affordable Housing Threshold A	SA Score: Affordable Housing Threshold B
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	**Affordable Housing Target** The effects on this objective are uncertain; however increased affordable housing delivery could reduce housing cost income deprivation across the District. **Affordable Housing Threshold** As above.	?	?	?
7. Improve and protect the natural environment including biodiversity, water and soil quality	**Affordable Housing Target** No effects. **Affordable Housing Threshold** No effects.	X	X	X
8. Protect the cultural heritage and provide a high quality townscape and landscape.	**Affordable Housing Target** No effects. **Affordable Housing Threshold** No effects.	X	X	X
9. Reduce air, noise and light pollution	**Affordable Housing Target** No implications. **Affordable Housing Threshold** No implications.	X	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		Affordable Housing Target		Affordable Housing Threshold	
			A	A	B
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	**Affordable Housing Target** Affordable homes are expected to meet the same standards of energy efficiency as market housing, therefore an increase in the number of affordable homes are not expected to have any implications on this objective. **Affordable Housing Threshold** As above.	X		X	X
11. Increase resilience to climate change and flooding	**Affordable Housing Target** No implications. **Affordable Housing Threshold** No implications.	X		X	X

Summary

The **Affordable Housing Target** option is expected to lead to **significant positive effects** in terms of the housing objectives by creating an overall increase in the delivery of affordable housing in the Vale from 40% to a targeted 50%. Given that much of the new development in the Vale is to be located in green field land, this targeted increase is of importance and is significant and would help meet the growing need for affordable housing in the Vale. It may help lead to the creation of more mixed communities in the Vale which would have significant benefits in terms of reducing inequality and social exclusion.

Both options for the **Affordable Housing Thresholds** would be expected to increase the number of affordable houses being delivered overall, particularly in rural areas.

APPENDIX 20: GYPSY, TRAVELLER AND TRAVELLING SHOWPEOPLE ACCOMMODATION

Appendix 20: Gypsy, Traveller and Travelling Showpeople Accommodation

The Table below presents alternative approaches for 'accommodating gypsies, travellers and travelling show people':

A) Adopt an approach that sets a specific target for the plan period based on the finding of the GTA and identify specific deliverable sites for the full requirement in Local Plan Part 1.

B) Adopt an approach that sets a specific target for the plan period based on the finding of the GTA, identify specific deliverable sites in Local Plan Part 1 to provide supply to 2021 (expected adoption of LPP2) and identify broad locations for remainder to be allocated in Local Plan Part 2 including criteria to guide further land supply allocations.

C) Adopt an approach that sets a specific target for the plan period based on the finding of the GTA and accommodate the full requirement on the strategic greenfield neighbourhoods in Local Plan Part 1.

D) Adopt an approach that sets a specific target for the plan period, based on the finding of the GTA incorporate supply to 2021 (expected adoption of LPP2) on the strategic greenfield neighbourhoods and identify broad locations for remainder to be allocated in Local Plan Part 2 including criteria to guide further land supply allocations.

E) Adopt an approach that sets a specific target for the plan period based on the finding of the GTA and identify criteria to guide further land supply allocations specific deliverable sites for the full requirement in Local Plan Part 1.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		A	B	C	D	E
1. Provide sufficient suitable homes including affordable homes.	All five options would have **significant positive effects** in terms of providing sufficient suitable homes for the gypsy and traveller community. It is considered that as all four options would deliver the same number of pitches in their specific target, there is no difference between them regarding this objective. It is assumed that any phasing between LPP1 and LPP2 would reflect the need for sites to come forward.	++	++	++	++	++
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	No effects as this issue relates to a procedural matter.	X	X	X	**X**	**X**
3. Reduce the need to travel and Improve	On the assumption that locating new sites on areas of greenfield development will co-locate gypsy and traveller communities with incoming settled communities, there may well be benefits of Options C and D in regard to this objective. The criteria for Option E set out that the sites should be located near sustainable modes of transport.	X	X	+	+	+

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		A	B	C	D	E
provisions for walking, cycling and public transport and reduce road congestion.	However the effects not considered to be significant.					
4. Improve the health and well-being of Vale residents.	All five options would have **significant positive effects** as by providing sites and broad locations for gypsies and travellers this should allow them to live in safe areas with access to healthcare facilities. All options allow for the same number of plots so therefore there is no difference between options in terms of this objective.	++	++	++	++	++
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Same as above but regarding access to education facilities and other services that should reduce social exclusion. Providing sites for the gypsy and traveller community to live in would reduce inequalities between them and the 'settled' community. By providing sites for gypsies and travellers this should allow them to live in areas with access to education and services. All options allow for the same number of plots so no difference between options.	++	++	++	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	No effects identified	X	X	X	X	X
7. Improve and protect the natural environment	Options C and D would involve less green field land than A and B as the communities would be incorporated alongside general housing whereas options A, B and E would require separate allocations, most likely greenfield based on the findings of the Gypsy and Traveller Assessment. Therefore options A and B are likely to perform less sustainably for this objective given the potential for greater land take.	-	-	+	+	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score A	B	C	D	E
including biodiversity, water and soil quality						
8. Protect the cultural heritage and provide a high quality townscape and landscape.	By focusing the gypsy and traveller sites where development for the settled community is allocated, there is less potential for landscape and townscape impacts that would result from separately allocating pitches and sites.	-	-	+	+	+
9. Reduce air, noise and light pollution	By focusing the gypsy and traveller sites where development for the settled community is allocated, there is less potential for noise and air quality impacts that would result from traveling to and from separately allocating pitches and sites. This is on the assumption that any sites in settled areas are well run including maintenance and noise.	-	-	+	+	+
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	No effects identified.	X	X	**X**	**X**	**X**
11. Increase resilience to climate change and flooding	Given that no greenfield sites in LPP1 are in flood zone 2 or three, there are no effects on this objective.	0	0	**0**	**0**	**0**

Summary

Providing the specific target of pitches for the gypsy and traveller community would lead to **significant positive effects** socially, leading to reduced inequality, increased access to education and other facilities and improved health. In this regard **all five options** are equally positive as they all deliver the same number of

pitches and the spatial distribution is not known at this stage which cannot differentiate between the options.

Options C and D are the best options overall as they both promote gypsy and traveller sites on strategic greenfield land which could have minor positive effects environmentally in terms of soil as they encourage the more efficient use of land through delivering sites on strategic housing sites, which should reduce impacts on valued landscapes and cultural heritage. **Options A, B and E** are considered to be less favourable options as they require additional greenfield land, although they cannot be split at this stage without knowing the criteria that will form the policy in Local Plan Part 2 after 2021.

APPENDIX 21: DEVELOPMENT TO SUPPORT THE VISITOR ECONOMY

Appendix 21: Development to support the visitor economy

The Table below presents alternative approaches for 'development to support the visitor economy:

A) Include a policy which reflects approach in policy T1 of the Local Plan 2011 (update to refer to Market Towns, Local Service Centres and Larger and Smaller Villages), but with amendment to indicate that hotels will also be supported outside the market towns, local service centres and larger and smaller villages where these are well related to established tourist attractions or main transport corridors.

B) As Option A above, but also include amendment to indicate that proposals for small scale rural tourism and leisure developments (on new sites) will be supported outside the settlements where it can be demonstrated that the development will benefit businesses in rural areas, communities and visitors, will respect the character of the countryside, meets an identified need which is not met by existing facilities in the Larger and Smaller Villages, will not cause unacceptable highways issues, and will be in accordance with the other policies of the plan.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Both options would result in **significant positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. Option A would allow for the increased provision of hotels which would help support the local economy through the provision of jobs in rural areas, which in turn would help increase the potential for existing local services and facilities. Option B includes increasing hotel provision but would also lead to increased provision of small scale rural tourism and leisure developments, which would be expected to create a greater number of new jobs than Option A, and would help sustain vital services in the more rural parts of the District. Option B is therefore considered the more beneficial option in terms of this objective through improving the overall availability of high quality services and facilities.	++	++
3. Reduce the need to travel and improve provisions for walking, cycling	Both options are expected to result in increased travel between the urban and rural parts of the district which could potentially lead to **significant negative effects** due to greater car use and increased congestion. Arguable option B would have the more significant negative effects through the permission for small scale rural tourism outside settlements.	--	--

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
and public transport and reduce road congestion.			
4. Improve the health and well-being of Vale residents.	No clear link with the objective	X	X
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Both options would have **significant positive effects** on this objective by increasing the provision of high quality services and facilities which would lead to the creation of new job opportunities, thus increasing access to employment, particularly for those living in rural areas. Option B is expected to have the most **significant positive effects** due to the greater range of job opportunities it could create which in turn would be expected to make a greater impact on reducing poverty and social exclusion in the Vale.	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Both options would have **significant positive effects** in terms of this objective by growing the Vale's tourism economy. By supporting the development of a wider range of tourism development than Option A, Option B is considered the more preferable option in relation to this objective.	++	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	No significant impacts however both options are likely to lead to greater numbers of tourists visiting the rural parts of the District. By supporting a wider range of tourism and leisure development in rural parts of the Vale than Option A, Option B is expected to lead to a greater increase in tourism development and thus numbers of tourists visiting rural areas which is likely to put increased pressure on the natural environment. As such Option A is considered to perform better than Option B in terms of this objective.	-	-
8. Protect the cultural heritage and provide a high quality townscape and landscape.	No significant impacts however both options are likely to lead to greater numbers of tourists visiting the rural parts of the District which may have implications in terms of the protection of the cultural heritage and landscape. Again Option A is considered to perform better than Option B in terms of this objective.	-	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
9. Reduce air, noise and light pollution	No clear link with the objective	X	X
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	Both options are expected to lead to new development in rural areas which may result in increased car use and therefore increased greenhouse gas emissions. By supporting a wider range of tourism and leisure development, Option B could result in greater levels of new tourism development coming forward than Option A, thus leading to more **significant negative impacts** on this objective.	--	--
11. Increase resilience to climate change and flooding	Uncertain impact on objective	?	?

Summary

The results of this appraisal are mixed however both options are expected to result in a number of social and economic benefits through enhancing the provision and availability of high quality services and facilities in the Vale; increasing access to employment; and supporting the growth of the Vale's tourism economy. Both options may have some **negative effects** in terms of the environmental objectives by increasing the numbers of visitors travelling to rural areas which in turn would increase pressure on the natural environment and increase the number of car journeys made to more remote parts of the Vale that are less well served by public transport.

APPENDIX 22: RETAILING AND OTHER MAIN TOWN CENTRE USES

Appendix 22: Retailing and other main town centre uses

The Table below presents alternative approaches for 'retail and town centre uses':

A) Include policy which sets out the retail hierarchy and indicates that proposals for new retail development within the town centres and local shopping centres will be supported provided they are in keeping with the scale and character of the area and do not create unacceptable traffic or environmental problems, and are in accordance with the other policies of the local plan. Policy to also indicate that proposals for retail development in the villages will be supported where these meet the criteria above and meet the needs of the local community.

Policy to also state that applications for main town centre uses which are not in an existing centre and are not in accordance with the Local Plan, will need to follow the sequential approach (with the exception of small scale rural offices and other small scale rural development) and that impact assessments will be required for applications for retail, leisure and office development outside town centres, which are not in accordance with the plan, where the development is over the nationally set threshold of 2,500 sq m.

B) As option A but with floorspace threshold set at 500 sq m.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Option B would have **significant positive effects** in terms of ensuring the availability of high quality services and facilities. By setting a lower threshold it would allow more control for the Council in determining applications, which gives the Council more of an opportunity to prevent inappropriate development that could undermine the vitality of existing town centres.	+	++
3. Reduce the need to travel and improve provisions for walking, cycling	Option B would have **significant positive effects** in terms of this objective. Option B would encourage a greater concentration of shops and services and strengthen town centres, which could lead to greater numbers of people visiting and therefore enlarging the 'critical mass' for public transport to be viable. This could in turn improve the quality and frequency of public transport. Although intensification of town centres would likely lead to greater congestion it is noted that the policy	+	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score A	SA Score B
and public transport and reduce road congestion.	would not allow 'unacceptable traffic problems'. Furthermore with improved provisions for walking, cycling and public transport this could be mitigated and would not be a significant effect.		
4. Improve the health and well-being of Vale residents.	No clear link with the objective	X	X
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	No significant effects for this objective; although option B would strengthen town centres and could undermine rural service provision and access to services in these areas.	0	0
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Option B would have **significant positive effects** in terms of supporting a strong and sustainable economy. As it has a lower threshold it would provide more control for Council and therefore greater opportunity to prevent inappropriate development that would undermine the vitality of town centres and the local economy. In addition it would promote sustainable transport by concentrating town centre uses in established town centres.	+	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	For both options the policy would not allow 'unacceptable environmental problems' which can be seen to not have any significant environmental effects. Through setting a lower threshold option B would give greater protection to non-town centre sites so can be seen to be a more efficient use of land, promoting brownfield first, protecting soils on greenfield land.	0	0
8. Protect the cultural heritage and provide a high quality townscape and landscape.	The intensification of town centres could lead to impacts on townscape and cultural heritage in existing settlements, and landscape impacts outside of settlements. By setting a smaller threshold option B is considered the better option as it offers greater protection in order to prevent any potential unacceptable impacts on landscape, townscape and cultural heritage.	-	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
9. Reduce air, noise and light pollution	For both options the policy would not allow 'unacceptable environmental problems' which can be seen to not have any significant environmental effects. It is noted that development in existing settlements could lead to cumulative impacts on air, noise and light pollution. By setting a smaller threshold option B is considered the better option as it offers greater protection in order to prevent any potential unacceptable impacts on pollution.	0	0
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	For both options the policy would not allow 'unacceptable environmental problems' which can be seen to not have any significant effects in terms of this objective. By setting a smaller threshold option B is considered the better option as it allows the Council greater control over applications in order to prevent any potential unacceptable impacts.	0	0
11. Increase resilience to climate change and flooding	For both options the policy would not allow 'unacceptable environmental problems' which can be seen to not have any significant effects in terms of this objective. It is noted that by encouraging the intensification of town centres this could lead to impacts on flooding, particularly in the larger settlements of Wantage, Grove and Abingdon that contain watercourses and are at risk of flooding already. By setting a smaller threshold option B is considered the better option as it allows the Council greater control over applications in order to prevent any potential unacceptable impacts in terms of this objective.	0	0

Summary

Option B was consistently ranked the better option in terms of every applicable objective and would lead to **significant positive effects** through reinforcing existing settlements, encourage sustainable transport, ensure the efficient use of land. **Option A** was appraised to lead to less positive effects with regards to reducing the need to travel and supporting a strong economy, however given that the sequential test would still need to be satisfied for non-town centre uses outside of town centres, this would mitigate and significant negative effects. Overall option B is considered the best option as it affords the Council more control over the spatial distribution of town centre uses.

APPENDIX 23: BOTLEY CENTRAL AREA

Appendix 23 Botley Central Area

The Table below presents alternative approaches for the 'Botley central area:

A) Policy to support refurbishment of the existing centre for retail uses.

B) Policy to support comprehensive redevelopment and upgrading of the Botley central area to cover a range of retail and supporting uses.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Both options would lead to an improvement in the appearance of the existing centre which would help ensure the availability of high quality services and facilities in the local area, thus having a **significant positive effect** on this objective. Option B is the preferable option in terms of this objective as it would result in a full redevelopment of the site and the creation of additional uses which would support a wider range of services.	+	++
3. Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road congestion.	No clear link with the objective	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score A	SA Score B
4. Improve the health and well-being of Vale residents.	No clear link with the objective	X	X
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Both options would lead to an improvement in the appearance of the shopping centre; therefore both are expected to lead to positive impacts in terms of this objective. Option B is the preferable option as it would result in the complete redevelopment of the site which would result in greater **significant positive effects** in terms of this objective by regenerating the area.	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Both options would improve the appearance of the shopping centre, which would have a beneficial economic and regenerative impact on the area. The comprehensive redevelopment approach of Option 2 may result in the creation of new businesses which would offer more job opportunities in the area, thus leading to more positive effects in terms of supporting a strong and sustainable economy. As with Objective 5, the comprehensive redevelopment approach of Option 2 is expected to result in greater **significant positive effects** due to the greater level of redevelopment it would involve.	++	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	No clear link with the objective	X	X
8. Protect the cultural heritage and provide a high quality townscape and landscape.	No clear link with the objective	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score A	SA Score B
9. Reduce air, noise and light pollution	No clear link with the objective	X	X
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	Both options would result in the upgrading of the existing shopping centre which would have **significant positive effects** in the long term in terms of reducing greenhouse gas emissions through reuse of existing buildings and sites and the use of resources and improving resource efficiency. Both the refurbishment and redevelopment processes would increase greenhouse gas emissions in the short term through the energy involved in carrying out the refurbishment and redevelopment; however the refurbishment approach offered by Option A would use less energy than Option B through making the most of existing buildings.	++	++
11. Increase resilience to climate change and flooding	No clear link with the objective	X	X

Summary

Both options are expected to result in **significant positive effects** in terms of the economic and social objectives. However Option B is expected to result in greater positive benefits than Option A due to the greater scale of redevelopment this option would involve.

APPENDIX 24: SUSTAINABLE CONSTRUCTION

Appendix 24: Sustainable construction

Table presenting an appraisal of the following alternative approaches:

A) Residential development to meet Code Level 4.
B) Residential development to meet Code Level 4 rising to Code Level 5 from 2016.
C) Residential development on strategic sites to meet Code Level 5 prior to 2016.
A) Non-residential to meet BREEAM 'Very Good'.
B) Non-residential to meet BREEAM 'Excellent'.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		Residential			Non-residential	
		A	B	C	A	B
1. Provide sufficient suitable homes including affordable homes.	**Residential:** Whilst options B and C are more sustainable than option 1, they may come at a greater cost to the developer in the short term. Option A would therefore result in **significant positive effects** in terms of housing delivery by providing more homes (market and affordable) in the short term than the other options and at lower cost, making market housing more affordable. Option B is more preferable than option C in terms of housing provision as the Code is rising in-line with Government and Building Regulations 'zero carbon' standards; option C however pre-empts this which could be a burden to developers and again affect deliverability (although it is noted that at strategic sites the economies of scale in achieving Level 5 might make it cheaper). It is important to that that although Option A would provide more homes in the short term, it would result in negative effects as the environmental performance of the homes would be more damaging to the environment in terms of emissions and resources. **Non-residential:** Neutral impact on objective	++	+	+	0	0
2. Ensure the availability of high	**Residential:**	0	0	0	0	0

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		Residential			Non-residential	
		A	B	C	A	B
quality services and facilities in the Vale's towns and rural areas.	Neutral impact on objective. **Non-residential:** Neutral impact on objective					
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	**Residential:** Neutral impact on objective **Non-residential:** Both D and E would result in **significant positive effects** in terms of reducing the need to travel and encouraging sustainable transport. BREEAM takes into account the location of development, access to public transport and amenities in its CO_2 analysis. In pushing for a higher 'level', option B is considered the most positive.	0	0	0	+	++
4. Improve the health and well-being of Vale residents.	**Residential:** All three options would result in **significant positive effects** in terms of health and wellbeing. The CSH takes into account pollution, waste, health and wellbeing and carbon emissions in its assessment, which all either directly or indirectly affect health or the determinants of health. Naturally, the higher the Code level, the more stringent the targets will be. Therefore, option C will have the most significant positive effect, followed by B and then A. **Non-residential:** Similarly as above D and E would result in **significant positive effects** in terms of health for the same reasons, although importantly sustainable transport is more of a consideration with BREEAM than CSH. The higher 'Excellent' specification should have a greater positive effect.	++	++	++	++	++
5. Reduce inequality, poverty and social	No clear link with the objective	X	X	X	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		Residential			Non-residential	
		A	B	C	A	B
exclusion in the Vale, and raise educational achievement and skills levels.						
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	**Residential:** No clear link with the objective **Non-residential:** No clear link with the objective	X	X	X	X	X
7. Improve and protect the natural environment including biodiversity, water and soil quality	**Residential:** All three options would result in **significant positive effects** in terms of protecting the natural environment. The CSH takes into account all of these factors in its assessment process, and logically the higher the Code level, the greater the protection. This means that option C is the most beneficial in this regard. In terms of improving the natural environment, it must be noted that the level of housing development planned for will be likely to have a negative impact on environmental receptors, although the higher the Code level, the less of an impact this should be. Ultimately though, the level of impact is dependent on the location of development and its proximity to sensitive receptors. **Non-residential:** Both options D and E would result in **significant positive effects**. As above the higher the level, the greater protection is offered to the environment. Therefore option E is the most positive.	++	++	++	++	++
8. Protect the cultural heritage	**Residential:** By prescribing high quality sustainable construction and design, all three options should lead	+	+	+	+	+

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		Residential			Non-residential	
		A	B	C	A	B
and provide a high quality townscape and landscape.	to positive effects by providing a high quality townscape where new development takes place. However, without knowing the specific design and layout the impact on cultural heritage and landscape is uncertain. The impact on the AONB and Green Belt will need to be considered carefully. It is considered that the higher the code level, the greater protection is offered. Therefore, option C is the most beneficial. **Non-residential:** The same comments above apply to non-residential buildings, although as non-residential buildings tend to be larger, there could be more significant impacts on the townscape, landscape and setting of cultural features.					
9. Reduce air, noise and light pollution	**Residential:** Air, noise and light pollution are all considerations in the CSH assessment and as such all three options should have a **significant positive effect** on these issues, with option C having the most positive effect as it is the highest specification. Despite the high level of protection offered from pollution the level of housing proposed will lead to some impacts (compared to no development) and cumulatively there could be significant negative effects, especially considering the sensitivity of the AONB and Green Belt to noise and light pollution, and the two AQMAs with regard to air quality. **Non-residential:** As above the higher the BREEAM level, the greater the reduction in pollution. Option E as the highest specification should have the most positive effect on pollution, but care will have to be taken with regards to sensitive receptors, for example Harwell Campus in the AONB.	++	++	++	++	++
10. Reduce greenhouse gas emissions and the use of resources and improve	**Residential:** The CSH is focussed on these issues and will therefore all three options would result in **significant positive effects** with option C the most beneficial as the highest level. **Non-residential:**	++	++	++	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score				
		Residential			Non-residential	
		A	B	C	A	B
resource efficiency	As above, both options would result in **significant positive effects** with option E being the most preferable due to its higher specification.					
11. Increase resilience to climate change and flooding	**Residential:** All three options would result in **significant positive effects** in terms of this objective through encouraging flood resilient construction, building in low flood risk areas and utilising SuDS techniques. As option C is the highest specification, this would result in the most positive effects. **Non-residential:** As above C and D would also result in **significant positive effects**, with option E being the most beneficial.	++	++	++	++	++

Summary

All five of the options generally scored positively in terms of the sustainability objectives. For **Residential**, option C is the preference as it provides the highest level of protection to the environment, however prescribing such a high CSH level could have negative impacts over both market and affordable housing delivery in the short term – both of which are key issues in the Vale. In this situation, option A is the most beneficial in terms of facilitating short-term housing development however there is less of a benefit to the environment. In which case a compromise might be option B as it allows for short-term housing development until 2016 when the higher Code comes in to force.

In terms of non-residential development, option B consistently came out on top as the best option as it has less of an impact on the environment and reduces the likelihood of significant negative effects occurring.

APPENDIX 25: THE HISTORIC ENVIRONMENT

Appendix 25: The Historic Environment

A) A general positive strategy for the conservation and enjoyment of the historic environment

B) Same as option A; but with particular support to preserve or enhance Scheduled Ancient Monuments

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
1. Provide sufficient suitable homes including affordable homes.	Whilst neither of these options should lead to any significant effects in terms of housing, it should be noted that by improving the conservation of the historic environment and offering it greater protection this could reduce the number of locations that would be suitable for housing (as development may have an adverse impact on the asset or its setting), which subsequently could have an impact on housing delivery. In addition development on greenfield land may lead to new archaeological discoveries which could again affect delivery. Option B offers greater protection for the historic environment, so therefore option A could be argued to have a lesser impact on housing delivery.	**0**	**0**
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	No clear link with the objective	X	X
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	No clear link with the objective	X	X
4. Improve the health and well-being of Vale residents.	No clear link with the objective	X	X
5. Reduce inequality, poverty	No clear link with the objective	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score A	SA Score B
and social exclusion in the Vale, and raise educational achievement and skills levels.			
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Both options are likely to lead to result in **significant positive effects** for this objective. By conserving the historic environment this should lead to increased visitor numbers and boost local tourism which is likely to benefit towns and rural areas. As option B offers further protection and enhancement of the historic environment, it could be seen to offer further opportunities for tourism than option A and draw additional visitors to the area.	++	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	There are no significant impacts for this objective, however it should be noted that the additional visitor numbers and the additional residents in the Vale will no doubt put pressure on the natural environment around historic assets, which could lead to a minor impact on the environment. By offering further protection to the environment option B would likely generate higher visitor numbers and therefore increase the pressure on the environment, however this is not considered to lead to significant negative impacts.	-	-
8. Protect the cultural heritage and provide a high quality townscape and landscape.	Options A and B would both result in **significant positive effects** for this objective by preserving and enhancing the historic environment and encouraging people to enjoy the Vale's cultural heritage, townscapes and landscapes. By affording a greater level of protection it is considered that option B is preferable to option A.	++	++
9. Reduce air, noise and light pollution	No clear link with the objective	X	X
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	No clear link with the objective	X	X
11. Increase	No clear link with the objective	X	X

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
resilience to climate change and flooding			

Summary

Both options A and B lead to significant positive effects in terms of cultural heritage, historic environment, townscape, landscape and this should in turn benefit the local economy through increasing visitor numbers to the Vale. As it offers a higher level of protection and enhancement of historic assets, option B is considered to have a stronger positive effect for these objectives.

The options could however also lead to negative effects, although these are not considered to be significant. By offering further protection to the historic environment both options could affect the level of housing delivery as only locations that do not harm the significant of historic assets (and their setting) would be suitable. Additionally, by leading to increased visitor numbers, and cumulatively with the growth in population, there will be additional pressure on the historic environment. As option A offers less protection, and therefore less of a draw for visitors, it is considered to have less of an impact on housing and the environment.

Overall, option B leads to stronger (significant) positive impacts and option A leads to fewer negative impacts, although these are considered minor impacts. Taking the positives and negatives into account, option B is considered the preferable to option A as it leads to greater positive impacts for the historic environment and local economy.

APPENDIX 26: EMPLOYMENT LAND SUPPLY

Appendix 26: Employment Land Supply - Scale

A) Identify sites to provide 143 ha employment land during the plan period (including the 105 ha at the Enterprise Zones and allocated Local Plan 2011 sites).
B) Identify sites to meet the forecast demand (143 ha) plus a surplus of approximately 40 ha to provide for uncertainties around when some of the sites will be delivered – total 183ha
C) Identify sites to provide 143 ha plus a surplus to include the whole of Didcot A site – total 173 ha

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	All three options would result in **significant positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. With more employment in the area there will be more money in the economy, which in turn can support more services and facilities. Option B is the best option in terms of this objective as it would create the most jobs though delivery of higher levels of employment land. It is important to note that sites have not been identified at this stage so there is currently there is uncertainty over the spatial distribution of option B as sites have not been identified yet at this stage; so it is not known if it will impact greatest on urban or rural areas. The spatial distribution of employment land is considered through a separate set of options (See 'Employment Land Supply – Location Table A4.19).	++	++	++
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	All three options would result in **significant negative effects** in terms of reducing the need to travel. There is currently insufficient evidence to make an informed judgement about options B and C although it is fair to assume that as option B involves the most development it could be argued that it would generate the most trips and perform worst for this objective. Option A provides the smallest amount of development, so it is reasonable to assume that option A performs the best in terms of this objective.	-	--	-
4. Improve the health and well-being of Vale	All three options would result in **significant positive effects** in terms of improving health and well-being for the residents of the Vale. Increased access to employment generally has a strong positive impact on health although it must be noted that this depends on the type of employment and the remuneration. Furthermore depending on the type	++	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
residents.	of business there could be increased pollution which could impact on health. Option B delivers the most jobs so therefore it should have the greatest beneficial impact on health of the population through improving access to employment opportunities.			
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	All three options would result in **significant positive effects** in terms of reducing poverty, inequality and social exclusion in the Vale through improving access to employment. At this stage it is not known what the mix of job types will be, for example what the mix of scientific research, skilled and unskilled work is and therefore which socio-economic group they will benefit the most. Depending on the type of employment it could boost local skills although if the jobs are high skilled a large proportion of the employees will be from outside of the Vale which will do little to benefit the existing residents. Additionally the spatial distribution of option B is not known and will depend on applications coming forward. The spatial distribution of employment land is considered through a separate set of options (See 'Employment Land Supply – Location Table A4.19). Thus it is unknown if it will benefit urban and rural areas equally and help combat social exclusion and poverty. The options will have little impact on educational achievement. Option B will deliver the most jobs so can be argued to have the greatest benefit for the Vale. Option A will deliver the least so should be least beneficial, but it will still contribute positively to this objective.	++	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	All three options would result in **significant positive effects** in terms of supporting a strong and sustainable economy in the Vale. Option B is considered the best option in terms of this objective as it will create the largest number of jobs and should contribute to a larger local economy however the spatial distribution is not known as it is based on criteria based policy and will be determined by future planning applications. The spatial distribution of employment land is considered through a separate set of options (See 'Employment Land Supply – Location Table A4.19). Option A is based on a medium growth scenario from forecast demand so will still contribute to a strong economy however options C and B both provide more jobs.	++	++	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	All three options could result in **significant negative effects** in terms of the natural environment. Option A proposes the least employment land so in terms of numbers and land take alone should have the least impact; and option B proposes the most development so can be argued to have the greatest impact. It is fair to assume that the greater the level of development, the greater the impact on the natural environment, although this will depend on the types of employment and location. When allocating sites for employment land due	--	--	--

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
	consideration must be given to any potential impacts in terms of biodiversity, water and soil quality.			
8. Protect the cultural heritage and provide a high quality townscape and landscape.	All three options could result in **significant negative effects** in terms of cultural heritage, townscape and landscape. Option A proposes the least employment land so in terms of numbers and land take alone, in theory, it should have the least impact; and option B proposes the most development so can be argued to have the greatest impact. The impact will depend on the proximity to cultural and heritage assets, valued townscapes and landscapes. For option B the location is not known for the additional 40ha and will need to be assessed on an application-by-application basis according to the criteria based policy. Option C proposes 30ha at Didcot A which, as a focussed development site, could cumulatively lead to significant impacts on landscapes, especially from the AONB. The spatial distribution of employment land is considered through a separate set of options (See 'Employment Land Supply – Location Table A4.19).	--	--	--
9. Reduce air, noise and light pollution	All three options would likely result in **significant negative effects** in terms of air, noise and light pollution. Generally the greater the level of development, the greater the emissions, noise, light and air pollution. The significance of these effects will depend on the types of employment delivered and the proximity of development to sensitive receptors such as the AONB and AQMAs, for example Harwell Campus is located within the AONB. As option A proposes the least amount of development, it is considered the best option in terms of this objective.	--	--	--
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	All three options would likely result in **significant negative effects** in terms of emissions and resource use. Generally the greater the level of development, the greater the level of emissions and resources used. In order to increase efficiency and reduce resource use new development will need to incorporate sustainable design measures. As option A proposes the least amount of development it is assumed that it will emit the least emissions and use the least resources of all three options.	--	--	--
11. Increase resilience to climate change and flooding	All three options would likely result in **significant negative effects** in terms of increasing resilience to climate change. If development is located near to water courses flooding could be an issue, however employment land is subject to less stringent requirements for flooding through the National Planning Policy Framework. Furthermore, the National Planning Policy Framework Technical Guide indicates that new development should bot make flooding any worse so this is unlikely to be an issue. All of the buildings will need to consider adopting climate change mitigation measures including SuDS in order to increase resilience to climate change and flooding. Option A proposes the least development so, cumulatively, it can be argued to have less of an impact on flooding than the other options as it would lead to less paved area impacting on surface water runoff rates. It must be noted though that new development can benefit the existing building stock through the provision of adaptation measures including	--	--	--

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
	green infrastructure and SuDS.			

Summary

The options appraised for employment land provision can be said to generally all lead to significant positive benefits economically and socially for the provision of services and facilities; the health and well-being of residents; reducing poverty, inequality and social exclusion; and supporting a strong and sustainable economy. Conversely, the options can all generally be said to have significant negative effects for the environment. As it provides the greatest amount of employment land and job opportunities, Option B provides the greatest positive benefits for the economic and social objectives; however it also is ranked as the worst option for all of the environmental objectives. Option A provides the least in terms of social and economic benefits, but also performs strongest for the environmental objectives. If the significant negative effects can be successfully mitigated then the best option is Option B, although it must be noted that there are too many uncertainties to make this appraisal meaningful at this stage.

APPENDIX 27: ADDITIONAL EMPLOYMENT LAND PROVISION

Appendix 27: Additional Employment Land Provision

A) Policy which supports proposals for additional employment development (B class uses), subject to certain criteria, within the Market Towns and Local Service Centres (Abingdon, Botley, Faringdon, Grove and Wantage), and for development or redevelopment for B-class uses within the strategic employment sites and the rural multi-use sites (with the exception of Wootton Business Park where only B1 use would be supported). Policy would also support employment development or redevelopment on those sites identified as strategic employment allocations. Applications for employment development or redevelopment within the existing site boundaries of the Large Campus Style Sites to be subject to specific criteria to demonstrate that the resultant overall use of the site would be at least as sustainable as the existing use (following the approach set out in policy E12 of the Local Plan 2011).

B) As option A) above but policy also supports employment development within the larger villages.

C) As option B) above, but policy also supports employment development within the smaller villages.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	All three options would result in **significant positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. All three options allow for increased employment land provision which should boost the local economy and in turn ensure the potential for local services and facilities. Option A focuses in the larger settlements which could help reinforce the town centres of the market towns and local service centres. Options B and C incorporates this but also supports development in the larger and smaller villages respectively, which could help sustain services in rural areas that have lesser provision. Option C would create jobs that could help sustain vital services in the smaller villages and is therefore seen as being the most beneficial of the three options.	++	++	++
3. Reduce the need to travel and Improve provisions for walking, cycling and public	Option A would result in **positive effects** in terms of reducing the need to travel and allowing people to live close to their place of work, potentially allowing them to walk or cycle to work. These are the largest settlements and are where the majority of people live in the Vale. It is important to note that public transport is most sustainable in larger settlements as there are more people to sustain the service, which means that option A is preferable as spreading employment across the smaller villages could lead to **negative effects** such as increasing car use and congestion.	+	-	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
transport and reduce road congestion.	Option A encourages development at locations that are already well served by public transport and is where the majority of people live, which leads to a greater chance of encouraging people to walk and cycle to work through improved facilities.			
4. Improve the health and well-being of Vale residents.	Neutral impact on objective	0	**0**	**0**
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	All three options would result in **positive effects** in terms of reducing poverty, inequality and social exclusion in the Vale through improving access to employment. The opportunity to distribute employment across the Vale would reduce social exclusion in the rural communities (options B and C), whereas the opportunity to focus employment in the markets towns would benefit those who live in the most deprived areas and help to reduce inequality. In this regard, option A is the most beneficial as it would benefit those who need it most. At this stage it is not known what the mix of job types will be, for example what the mix of scientific research, skilled and unskilled work is and therefore which socio-economic group they will benefit the most. Depending on the type of employment it could boost local skills although if the jobs are high skilled a large proportion of the employees will be from outside of the Vale which will do little to benefit the existing residents, especially those who are deprived.	**+**	**+**	**+**
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Same as objective 2. All three options would result in **positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. All three options allow for increased employment land provision which should boost the local economy and in turn ensure the potential for local services and facilities. Option A focuses in the larger settlements which could help reinforce the town centres of the market towns and local service centres. Options B and C incorporates this but also supports development in the larger and smaller villages respectively, which could help sustain services in rural areas that have lesser provision. Option C would create jobs that could help sustain vital services in the smaller villages and is therefore seen as being the most beneficial of the three options. Option C would allow proposals in more of the settlements which would give more flexibility for the market to decide where businesses should locate.	**+**	+	**+**
7. Improve and protect the natural environment	Neutral effect – the options support development and redevelopment of employment land within settlement boundaries.	?	**?**	**?**

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
including biodiversity, water and soil quality				
8. Protect the cultural heritage and provide a high quality townscape and landscape.	Neutral effect – the options support development and redevelopment of employment land within settlement boundaries.	?	?	?
9. Reduce air, noise and light pollution	Neutral effect – the options support development and redevelopment of employment land within settlement boundaries.	?	?	?
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	Neutral effect – the options support development and redevelopment of employment land within settlement boundaries.	?	?	?
11. Increase resilience to climate change and flooding	For option A the larger settlements of Botley, Grove and Wantage are already at high risk of surface water flooding and any spatial concentration could lead to **negative effects** in terms of increased flooding in extreme weather events from runoff and drain/sewer flooding. This is unlikely given the requirements set out in the National Planning Policy Framework.	-	0	0

Summary

The results of this appraisal are mixed. Ensuring the provision of employment land may lead to negative effects for the environment however it will lead to significant positive effects for social and economic objectives. Option A results in positive effects in terms of reducing the need to travel; ensuring a strong economy; reducing inequalities and poverty; and providing quality accessible services. Options B and C also scored positively for some of these objectives and were even ranked higher for the economy and providing services. For flooding, option A was ranked the worst as it constrained the number of sites that could be developed for employment land however if development does not occur in the flood zone areas of Botley, Grove and Wantage this can in part be mitigated. Overall option A presents the best approach to the distribution of additional employment land.

APPENDIX 28: RURAL EMPLOYMENT

Appendix 28: Rural Employment	
A	Criteria based policy which supports economic growth in the rural areas (subject to appropriate scale and design). Policy to include support for proposals that seek to retain or expand businesses (on their current sites) where these are currently located within or adjacent to the Market Towns, Local Service Centres, and Larger and Smaller Villages. Outside the main settlements proposals for new buildings would only be supported if they related to farming or the diversification of agriculture and other land-based rural businesses. Proposals for the re-use, conversion or adaptation of existing buildings would be supported for all types of business and enterprise.
B	As option A but policy also supports proposals for new business premises on new sites adjacent to the main settlements where this facilitates the retention or expansion of a business currently located within that settlement
C	More permissive criteria based policy which supports new premises for small scale businesses in all locations (subject to appropriate design, scale being proportionate to the character of the area, satisfactory resolution of any transport issues, and meeting the requirements of other local plan policies).

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
1. Provide sufficient suitable homes including affordable homes.	No implications	-	-	-
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	All three options would result in **significant positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. All three options allow for increased employment land provision which should boost the local economy and in turn ensure the potential for local services and facilities. Option A focuses in the larger settlements which could help reinforce the town centres of the market towns and local service centres. Option B extends option A to include new businesses adjacent to the main settlements, and option C (subject to criteria) allows small scale development in all locations. Both B and C could help sustain services in rural areas that have lesser provision. Option C would create jobs that could help sustain vital services in the smaller villages where provision is the lowest and is therefore seen as being the most beneficial of the three options.	++	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	Option A would result in **significant positive effects** in terms of reducing the need to travel and allowing people to live close to their place of work, potentially allowing them to walk or cycle to work. These are the largest settlements and are where the majority of people live in the Vale. It is important to note that public transport is most sustainable in larger settlements as there are more people to sustain the service, which means that option is preferable as spreading employment to out of town locations (option B) and across the smaller villages and rural area (option C) could lead to minor negative effects such as increasing car use and congestion. Option A encourages development at locations that are already well served by public transport and is where the majority of people live, which leads to a greater chance of encouraging people to walk and cycle to work through improved facilities.	++	-	-
4. Improve the health and well-being of Vale residents.	Neutral impacts	0	**0**	**0**
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	All three options would result in **significant positive effects** in terms of reducing poverty, inequality and social exclusion in the Vale through improving access to employment. The opportunity to distribute employment across the Vale would reduce social exclusion in the rural communities (options B and C), whereas the opportunity to focus employment in the markets towns would benefit those who live in the most deprived areas and help to reduce inequality. In this regard, option A is the most beneficial as it would benefit those who need it most. It is important to note though that by promoting rural jobs within the towns this could lead to social exclusion to those who live in the smaller villages and hamlets in the Vale as they have to travel further to access employment.	++	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	All three options would result in **significant positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. All three options allow for increased employment land provision which should boost the local economy and in turn ensure the potential for local services and facilities. Option A focuses growth within existing settlements which could help reinforce the town centres of the market towns and local service centres. Options B and C incorporates this but also supports development on the edge of settlements and across the whole district respectively, which could help sustain services in rural areas that have lesser provision, although this could undermine the role of the town centres of the market towns. Option A would strengthen the existing settlements by only allowing development within the settlement boundaries, and is seen as the most beneficial option as options B and C could lead to out of town employment undermining local shops and services and the economy.	++	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
7. Improve and protect the natural environment including biodiversity, water and soil quality	Options B and C would encourage development on greenfield land. By allowing a greater choice of sites for employment, option C should allow sites to be developed that have the least harm on biodiversity, water and soil quality, although this could have a negative impact on areas rich in biodiversity.	++	+	+
8. Protect the cultural heritage and provide a high quality townscape and landscape.	All three options would likely result in **significant negative effects** in terms of cultural heritage, townscape and landscape. The rural areas are where a lot of valued heritage, townscapes and landscapes are located as well as conservation areas, and a large number of large and small villages are located within the AONB. Encouraging employment in these areas as per options B and C will have to take care to not adversely impact these valued features. Option A would probably be preferable in this regard as it encourages more efficient use of the land than options B and C with less of an impact on the landscape as existing settlements are better able to absorb the visual impact of development than greenfield sites.	--	--	--
9. Reduce air, noise and light pollution	All three options would likely result in **significant negative effects** in terms of air, noise and light pollution. Cumulatively, locating employment at existing settlements as per option A will cumulatively have a greater impact on these objectives. However rural areas and the urban fringes of settlements are potentially more sensitive to these issues, especially those in the AONB and with conservation areas. The significance of these effects will depend on the types of employment delivered and the proximity of development to sensitive receptors such as the AONB, Green Belt and AQMAs. It is considered that option A is the least damaging on these sensitive receptors.	--	--	--
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	No implications for this objective.	X	X	**X**
11. Increase resilience to climate change and flooding	For option A the larger settlements of Botley, Abingdon, Grove and Wantage are already at high risk of surface water flooding and any concentration of development could lead to **significant negative effects** in terms of increased flooding in extreme weather events from runoff and drain/sewer flooding.	--	-	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score		
		A	B	C
	In this regard option C would provide the greatest flexibility in terms of providing employment sites in areas that avoid flood risk zones and spreading development around the Vale in order to reduce the risk.			

Summary

The results of this appraisal are mixed. Ensuring the provision of rural employment land will lead to significant negative effects for the environment however it will lead to significant positive effects for social and economic objectives. Option A results in significant positive effects in terms of reducing the need to travel; ensuring a strong economy; reducing inequalities and poverty; and providing quality accessible services.

Options B and C also scored positively for some of these objectives however they ranked worse than option A for reducing the need to travel and for all of the environmental issues with the exception of flooding. For flooding, option A was ranked the worst as it constrained the number of sites that could be developed for rural employment land however if development does not occur in the flood zone areas of Botley, Grove, Abingdon and Wantage this can in part be mitigated. Overall option A is the best option for rural employment.

APPENDIX 29: PROTECTION OF EXISTING EMPLOYMENT SITES

Appendix 29: Protection of existing employment sites

A Protect all employment sites with criteria to assess their value to the local economy. The wording of the policy will need to reflect the requirements of paragraph 22 of the National Planning Policy Framework, allowing applications for alternative uses to be treated on their merits where there is no reasonable prospect of the site being used for employment use. Policy to set out how the local planning authority will assess whether or not there is a reasonable prospect of the site being used for employment.

B Protect only strategic employment sites (as listed in appendix 1) which are fundamental to the economic role of the strategy. Again use criteria to allow flexibility to reflect circumstances, as required by the National Planning Policy Framework.

C Protect strategic employment sites, rural multi-user sites and large campus style sites. Use criteria to allow flexibility to reflect circumstances, as required by the National Planning Policy Framework.

D Include a policy which seeks to protect all employment sites (but with criteria to indicate when changes of use will be appropriate) and give strategic employment sites a higher level of protection. (Combination of options A and B).

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
1. Provide sufficient suitable homes including affordable homes.	No significant effects, although as B and C offer the greatest flexibility and least protection to employment sites these could lead to greater housing delivery. Option D is considered to offer the strongest protection overall to employment sites so is considered the least beneficial towards this objective.	-	-	-	-
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	All four options would result in **significant positive effects** in terms of ensuring the availability of services and facilities. Greater flexibility over employment land could lead to increased provision of services and facilities where demand for employment has been demonstrated to be lacking. It is considered that as option B offers the least protection to employment sites (through only protecting the strategic sites) this option offers the greatest flexibility to change the use of the land, and therefore constitutes the best option for this objective. Option C offers slightly more protection to rural multi-user sites and large campus style sites so is next preferable. Option A protects all sites so is the next best option; whereas option D offers the highest level of protection overall so is considered to be the least flexible option, however it still allows changes of use according to the National Planning Policy Framework.	++	++	++	++
3. Reduce the need to travel and Improve provisions for walking, cycling and public	It is considered that as D offers the greatest control it would give the Council more ability to stop inappropriate development that would lead to increased trip generation and reduced walking and cycling. Option B offers the least protection in this respect and can be argued to be more likely to allow land uses that would increase the need to travel.	+	+	+	+

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
transport and reduce road congestion.					
4. Improve the health and well-being of Vale residents.	No clear link with the objective	X	X	**X**	**X**
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Neutral impacts, although the flexibility over employment sites could lead to increased education provision in the Vale.	0	0	**0**	**0**
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	All four options would lead to **significant positive effects** in terms of supporting a strong and sustainable economy in the Vale. Losing employment land would be an issue for the local economy, however faced with the choice between vacant employment land and alternative land uses (which could be housing, services or facilities) the latter would have a greater benefit in terms of the economy. Demand for employment land is likely to be lowest in the short term as the market recovers, so long term it is important to retain the employment land that is vital to the delivery of the plan, namely the strategic sites – which all four options do. In the short term flexibility could boost the economy by allowing alternative uses of land, but if too much employment land makes way for alternative uses than there will be a shortfall in employment land long term. For this reason it is considered that option D is the best option, by virtue of the fact that is has the most control over the land use (so it can prevent too large-scale change of use occurring) but still be flexible enough to allow alternative uses in the short term.	++	++	++	++
7. Improve and protect the natural environment	All four options would lead to **significant positive effects** in terms of improving and protecting the natural environment as they would allow change of use applications and therefore the efficient use of land. As option B offers the greatest flexibility, this is considered the best option for this objective. Option D is the most restrictive, so offers the least flexibility in encouraging the efficient use of land.	++	++	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
including biodiversity, water and soil quality	It is important to note however that long term, as the market recovers, there will be additional development pressure for employment land, and that this will be more acute where employment land has been lost to alternative uses in the short term.				
8. Protect the cultural heritage and provide a high quality townscape and landscape.	Similarly to objective 7, flexibility in this approach would lead positive effects in terms of the efficient use of land and therefore be beneficial to the wider landscape (and the AONB). Depending on the location of the employment land there could be impacts on townscape and cultural heritage and this will have to be mitigated against. In addition, employment sites such as Harwell Campus located within the AONB could lead to negative impacts on the landscape. For this objective, the option that has the most control over change of use applications is the best option, which is option D. The effects are considered to be balanced for this objective, however redevelopment in some sensitive locations could lead to significant negative effects in terms of landscape and townscape.	+	+	+	+
9. Reduce air, noise and light pollution	There are no significant effects in terms of this objective. Depending on what the employment land is changing from and to, there could be increases or reductions in pollution but at this stage of the appraisal this is uncertain.	0	0	0	0
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	Similarly to objective 9, there are no significant effects in terms of this objective. Depending on what the employment land is changing from and to, there could be increases or reductions in greenhouse gas emissions and resource use but at this stage of the appraisal this is uncertain.	0	0	0	0
11. Increase resilience to climate change and flooding	All four options would lead to **significant positive effects** in terms of increasing resilience to flooding. The options all are flexible and encourage the efficient use of land which would (in the event of a lack of demand for employment land) prevent additional land being built on in the Vale that could be at risk of or contribute to flooding. It is considered that the most flexible option, and therefore the one that encourages the most efficient use of land, is option B. It is important to note however that long term, as the market recovers, there will be additional development pressure for employment land, and that this will be more acute where employment land has been lost to alternative uses in the short term. This pressure could result in a greater amount of land being built on	++	++	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score			
		A	B	C	D
	cumulatively over the long term.				

Summary

Overall all four options scored positively for most, if not all objectives, with no negative effects. Option B ranked the highest because it offers the greatest flexibility to adapt to market conditions (short and long-term); allows for the efficient use of land and prevents unnecessary land take and risk of flooding and landscape impacts. It is noted that there are uncertainties at this stage over the impact on townscape and cultural heritage, however if this forms part of the criteria in the policy then this can be mitigated against.

APPENDIX 30: DIDCOT A

Appendix 30: Didcot A

A) Policy for the Didcot A site which is broadly supportive of B-class uses on the whole of the site, subject to market demand.

B) Policy for the Didcot A site which is broadly supportive of B-class uses on half of the site. Further employment uses to be supported on the remainder of the site subject to market demand. Complementary alternative uses (such as institutional or community uses) also to be supported on the remainder of the site, subject to a masterplanning process, and subject to these uses being compatible with the neighbouring Didcot B power station. Precise uses to be determined through LPP2 unless determined beforehand through a masterplanning process.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Both options would lead to **significant positive effects** in terms of ensuring the availability of high quality services and facilities in the Vale. Through leading to more employment, there will be more money in the Vale's economy to support such services and facilities. The Indices of Multiple Deprivation (2010) shows that access to services is an issue in the area west of Didcot, where the Didcot A site is. Option A would provide more employment land which would create the wealth to sustain services and facilities; whereas Option B provides (potentially) less employment but it is more flexible and could also provide a place for community facilities to be located. Both options are considered equally positive in this regard.	++	++
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	The baseline shows that the most popular form of transport in the Vale is that car, but it also shows that 12% of people travel by bus or cycle, higher than the South East average. By providing employment land on an established site that is well served by public transport and accessible to walking and cycling, this should reduce the number of trips made by private car. Although it is noted that the increase in job numbers will increase the number of trips generated, this is not considered to be a significant effect given the accessibility of the site to non-car modes of transport. Both options provide for the same scale of development in the same location so, relatively speaking, their impacts will be similar. Option B is the more flexible approach which could result in less peak time traffic on the assumption that community uses will likely be focussed on evenings and weekends, whereas for Option A B-class uses will be during work hours (weekdays 9-5) resulting in higher concentrations of traffic. Option B could therefore have less impact in terms of congestion by leading to less peak time traffic. Although both options will increase the number of trips, due to the good walking, cycling and public transport links this is not considered to lead to negative effects.	+	+

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
4. Improve the health and well-being of Vale residents.	Both options would lead to **significant positive effects** in terms of improving the health and well-being of residents by providing opportunities for employment and increasing the availability of jobs. It is considered that Option B, as the more flexible option, would also provide community uses which could provide a greater benefit in terms of health and well-being through increased access to services and facilities.	++	++
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Both options would lead to **significant positive effects** in terms of reducing inequality, poverty and social exclusion in the Vale through increasing the number of jobs and the income of households in the area. The Indices of Multiple Deprivation (2010) shows that some of the most deprived areas in the Vale are west of Didcot, near the Didcot A site, so both options should benefit these areas and reduce inequalities. Option A would likely lead to greater employment opportunities however it is considered that the potential delivery of community uses in Option B would lead to greater benefits in terms of this objective through improving access to services and reducing exclusion.	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Both options would lead to **significant positive effects** in terms of providing additional land supply in order to support economic growth and the local economy. Due to its sole focus on B Class uses, Option A would likely lead to greater employment land provision and perform better in terms of this objective.	++	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	Both options provide for the same scale of development in the same location, so relatively their impacts will be similar. As brownfield land, Didcot A would likely not lead to any significant negative impacts in terms of these objectives. It is noted that employment land is more likely to lead to negative impacts in terms of this objective than community uses, so for this reason Option B is considered marginally preferable as it proposes less B-Class land provision.	0	0
8. Protect the cultural heritage and provide a high quality townscape and landscape.	Both options would lead to **significant positive effects** in terms of providing a high quality landscape. By removing the visually dominating cooling towers at Didcot A from the landscape this would improve views in and out of the North Wessex Downs AONB (just south of Didcot) as well as improving the setting for townscapes, cultural and historic assets in the Vale. As both options seek to remove the towers they can be seen to have an equally positive impact in terms of this objective.	++	++

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
9. Reduce air, noise and light pollution	Didcot A is due to close in 2015, so from the baseline position that the site is vacant, both options will lead to new development that will increase the level of pollution; but given the B Class/community use this is not considered to be a significant increase. Both options would lead to the same scale of development so are likely to have similar impacts. B class uses are likely to have slightly greater impacts than community uses in terms of air, noise and light pollution, therefore Option B is considered to perform marginally better in terms of this objective.	-	-
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	As above.	-	-
11. Increase resilience to climate change and flooding	Neutral effects. The Didcot A site is brownfield land so is therefore likely to not create additional flooding. It is noted that the redevelopment could improve resilience to flooding and climate change, for example through incorporation sustainable design, landscaping and SuDS.	**0**	**0**

Summary

Both options have been appraised to have **significant positive effects** in terms of supporting a strong economy, improving access to services, reducing poverty and inequalities, improving health and improving the landscape. No significant negative effects are predicted in relation to either option.

If the Didcot A site was fully developed, Option A would likely lead to more employment land, having a greater positive impact on the economy. Option B may lead to less employment land than Option A but it would, subject to demand, provide more community facilities which could reduce social exclusion and provide for a wider array of services for inhabitants of the Vale, whilst having less of an impact on congestion at peak times. Additionally, by being flexible over the uses that can be built on Didcot A, Option B is more likely to fill the site and ensure the efficient use of land. For these reasons, **Option B** is considered the most sustainable option for the development of Didcot A for employment land.

APPENDIX 31: EMPLOYMENT LAND SUPPLY – LOCATION

Appendix 31: Employment Land Supply - Location

A) Allocate additional sites for employment development at Faringdon and Wantage/Grove, and identify land at Didcot A to provide for the remaining balance of the employment land requirement.

B) Do not allocate additional sites for employment development at Faringdon and Wantage/Grove, and instead identify land at Didcot A to provide for the whole balance of the employment land requirement.

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
1. Provide sufficient suitable homes including affordable homes.	No clear link with the objective	X	X
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Option A would lead to **significant positive effects** in terms of this objective. The overall level of development for both options is the same, and both provide for the economic growth that will underpin the availability of services and facilities so can be seen to be both positive in this regard. The IMD (2010) shows that the areas of the Vale that have the least access to facilities are rural areas. Development in Faringdon and Wantage/Grove (as per Option A) would further support the availability of services and facilities in these locations and ensure a more even distribution of these services throughout the Vale. By only developing at Didcot A, there would be less of a positive effect on Faringdon and Wantage/Grove and their rural hinterlands. For these reasons Option A is considered the bettered option in terms of this objective.	++	+
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	The baseline shows that transport and congestion are key issues in the Vale, with 66% of people travelling to work by car and congestion forecast to increase. Focussing employment land in the larger towns will reduce the need to travel as these are already well served by public transport, walking and cycling networks. Both options would lead to increased trip generation as a result of the new jobs, but by locating jobs nearest the shops, services and housing and alongside established public transport corridors this should reduce the need to travel and give people more of a choice over their mode of travel. Twenty per cent of people already walk, cycle or use public transport to get to work in the Vale but this would likely improve by delivering employment land in sustainable and accessible locations. Additionally by spreading employment around the Vale (rather than focussing on one site – Didcot A) this would lead to less of a concentration of traffic at peak times. In this regard with the same number of vehicle movements between both options, Option B would lead to greater congestion in rush hours. For these reasons Option A is considered to perform better in terms of reducing the need to travel.	+	+

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score	
		A	B
4. Improve the health and well-being of Vale residents.	Both options provide for same amount of employment land so should have a similar effect on health and wellbeing as a result of improved income. In relation to the above discussion for transport, Option A could lead to less commuting and more active travel across the Vale through the wider distribution of jobs, in turn leading to improvements in health.	+	+
5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	Both options would lead to **significant positive effects** in terms of reducing inequalities, poverty and social exclusion in the Vale through providing jobs and employment, which will reduce the number of deprived households in the area. The IMD (2010) information in the baseline shows that he most deprived areas in the Vale are around the main towns of Abingdon, Wantage, Faringdon and Didcot. By providing jobs at three of these four locations, Option A would reduce poverty and exclusion in the areas currently most deprived through a more even distribution of jobs across the Vale.	++	++
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	As above, both options would lead to **significant positive effects** in terms of supporting a strong and sustainable economy. It is considered that through a more of a distribution of wealth and economic activity, Option A will benefit the rural areas as well as the area around Didcot.	++	++
7. Improve and protect the natural environment including biodiversity, water and soil quality	Option A would lead to negative effects in terms of this objective through building on greenfield land; whereas Option B is brownfield land and would have less of an impact in terms of soil, biodiversity and water quality. Option A would lead to the loss of agricultural land, and could have a negative impact on biodiversity and water quality, although the amount of development on greenfield land is considered not to be of a sufficient scale to lead to significant negative effects in terms of this objective.	-	++
8. Protect the cultural heritage and provide a high quality townscape and landscape.	As above. Option A would lead to additional development in the larger towns which could impact on townscape and landscape. Option B would improve landscape by removing the cooling towers at Didcot A and, as it is brownfield land, would not have any significant negative impacts. Due to Wantage and Grove being so close to the AONB, option B has been ranked as the more preferable option.	-	++
9. Reduce air, noise and light	As Didcot A is to close in 2013 we can assume that both options would lead to increased localised air, noise and light pollution in relation to the baseline caused by the redevelopment of the site. The overall level of development from both	-	-

Sustainability objective	Discussion of significant effects (and discussion of relative merits in more general terms)	SA Score A	SA Score B
pollution	options is the same, so the impacts generated would be similar in magnitude, although given the nature of B-class employment land uses these should not lead to significant negative effects. Due to the fact that Wantage and Grove are located so close to the AONB, Option A is considered to have a marginally greater cumulative impact in terms of noise, air and light pollution; although this is not considered to be a significant effect.		
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	Didcot A is due to close in March 2013 and to be demolished by 2015. GHG emissions from the current operations will there fall to a marginal amount post March until such time as it is built out as per the allocations in the LPP1. The appraisal is therefore not straight forward as there is in effect a temporary baseline during demolition and until such time as the sites are operational again. In the short term therefore the effect will be significantly positive as there will be negligible emissions from the site. In the long-term, both options will be emitting GHG and will cause them indirectly from transport to and from the site. Therefore in relation to the current and historic baseline, both options are a significant positive effect; however, both options from a temporary baseline perspective would perform poorly, although this is an artificial argument as the site on the assumption that the site will be developed at some point within this plan's time horizon. Locating all the land at Didcot would maximise local transport benefits and reduce emissions by vehicles and therefore performs better.	+	++
11. Increase resilience to climate change and flooding	Development at Faringdon and Wantage/Grove would lead to development on greenfield land, which could have a negative effect on runoff rates and the ability of the ground to store and absorb water. This is particularly an issue in Wantage and Grove where flood events have been recorded. However, meeting the National Planning Policy Framework requirements should ensure no net increase in flood risk. The level of development is reasonably small scale. Didcot A is a brownfield site so will have no additional impact on flooding to the baseline situation.	-	0

Summary

Both options would lead to **significant positive effects** in terms of reducing deprivation and social exclusion; improving health; supporting a strong economy and ensuring the availability of shops and services. Out of all of these positive effects, Option A can be said to outperform Option B, and additionally ranks higher in terms of sustainable transport.

Both options would lead to **negative effects** in terms of greenhouse gas emissions and the use of resources.

Providing employment land is not built in areas of flood risk and any flood risk is mitigated, in accordance with the National Planning Policy Framework, then there would likely be no significant negative effect for flooding for Option A. In light of this mitigation and the fact that Option A outperforms Option B for all of the significant positive effects, **Option A** is therefore considered the more sustainable option to the location of employment land supply.

APPENDIX 32: DRAFT PLAN APPRAISAL (BY SA OBJECTIVE)

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 1** 'Provide sufficient suitable homes including affordable homes to meet assessed need.*

Commentary	Score
1 – Planning applications will be determined in accordance with the development plan and/or the National Planning Policy Framework which all conform to the 'presumption' – minor positive effect.	+
2 – No clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 –This policy would direct housing to the most suitable and sustainable locations, and also direct affordable housing to the areas of most need – minor positive effect.	+
4 – Major positive effects – plans to meet objectively assessed housing need; at appropriate locations in accordance with the broad spatial strategy. Given the housing shortfall housing will be frontloaded to the beginning of the plan period; meeting housing need sooner. There is also sufficient flexibility to accommodate additional housing through a Science Vale Area Action Plan, LPP2, Neighbourhood Plans and windfall development.	++
5 – Significant positive effects due to ensuring that, should allocated sites not be delivered, the plan continues to follow the preferred spatial strategy and delivers housing alongside employment growth.	++
6 – Neutral impact on objective.	0
7 – Minor negative as requiring supporting infrastructure would likely reduce the number of houses that are able to be built in comparison to requiring no infrastructure.	-
8 – The effects of the Abingdon-on-Thames and Oxford Fringe sub-area policy are largely predetermined by the Housing Distribution set out in Policy 3. Therefore it is a major positive for this objective.	++
9 – Potentially major positive effects in terms of housing delivery for the student population, depending on the content of the masterplan. Due to the lack of a masterplan for the site it is not possible to undertake a meaningful appraisal at this stage. Policy should include a design guide or indicative list of uses that would be appropriate on the site.	?
10 – No clear link with the objective.	X
11 – The policy highlights that residential uses could be provided on the site. Uncertain whether or not that will be delivered. Given the housing shortage highlighted in the baseline this should be strengthened.	?
12 – As a safeguarding policy it does not have an identifiable effect on this objective	X
13 –The policy, informed by the Green Belt Review, allocates sites for housing in sustainable Green Belt locations which should help to address housing need. The new policy also proposes to release additional, non-strategic sites from the Green Belt, where these do not contribute to the purposes of the Green Belt. The village of Farmoor is now 'inset' to the Green Belt (following the Green Belt Review) which could lead to a minor increase in housing delivery. Infilling will be permitted in principle at Shippon, South Hinksey, Wootton Old Village and Wytham. As well as providing flexibility over affordable housing for community needs this should further help to address housing need in more rural areas in the district. Minor positive effect.	+
14 – No link with this objective – safeguarding the reservoir would enable delivery but this is dependent on the outcome of the examination of Thames Water's Water Resource Management Plan 2014.	X
15 – The effects of the south east Vale sub-area policy are largely predetermined by the Housing Distribution set out in Policy 3. Therefore it is a major positive for this objective.	++
16 - The revised policy adds the potential for residential development to occur on-site in the proposed mixed-use development. Minor positive	+
17 - Minor positive through facilitating the 'right location' of housing in relation to employment.	+
18 - No link with this objective (safeguarding *transport land*).	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 - The effects of the Western Vale sub-area policy are largely predetermined by the Housing Distribution set out in Policy 3. Therefore it is a major positive for this objective.	++
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Major positive effect in terms of providing the appropriate types of homes.	++

23 – Specifying a minimum housing density should help to deliver sufficient homes. Major positive.	++
24 – This policy will lead to increased affordable housing provision as the new requirement would be for 40% as affordable housing. Additionally the housing is required to be of a size and type which meets the requirements of those in need. Sufficient flexibility remains to ensure the delivery of market housing. Major positive effect.	++
25 – This policy would lead to the delivery of affordable housing in rural areas where there is evidence of demonstrable need. Major positive.	++
26 – Policy sets out the requirements for all new homes (excluding flats above ground level) to be built to Lifetime Homes standards. Policy also provides support for people with disabilities and for specialist accommodation to be provided in close proximity to services.	++
27 – This policy would meet the identified need of 13 new pitches in the Vale for the plan period. Major positive.	++
28 - New employment development on unallocated sites – Neutral impact on objective.	0
29 – This policy could have a minor positive impact through allowing the change of use of employment land to residential, subject to conditions being met.	+
30 – Neutral impact on objective	0
31 – Neutral impact on objective	0
32 – Neutral impact on objective	0
33 – Neutral impact on objective	0
34 – No significant effects. No clear link with this objective	X
35 – Neutral impact on objective	0
36 – Neutral impact on objective	0
37 – The previous policy approach was appraised to lead to a major positive effect in terms of providing suitable homes of appropriate types, designed to a high standard. The revised policy wording is considered to have strengthened the policy and therefore be an improvement on the already major positive effect identified through this policy.	++
38 – As with Policy 37 above; the policy would lead to major positive effects in terms of delivering appropriate types of housing in appropriate locations, designed to a high standard, on strategic and major sites.	++
39 – Neutral impact on objective	0
40 –Neutral impact on objective	0
41 –Neutral impact on objective	0
42 – No significant impacts in terms of this objective; although requirements for SuDS may impact on the level of housing delivery. Additionally larger settlements that suffer from flooding (such as Abingdon, Wantage and Grove) may be considered the most appropriate locations for housing, however due to the sequential test development opportunities are constrained in these locations. Minor negative overall.	-
43 - The requirements of this policy could have a negative impact on housing delivery through requiring a higher standard of housing to be constructed. It is noted that this policy would improve the quality of housing delivered and make new housing more affordable in the long-term through reduced energy use. Neutral impact on objective.	0
44 - "Proposals that support the economy and social well-being of the AONB and its communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement." Large scale development will not be allowed however small scale development is acceptable in principle. Neutral overall.	0
45 – Minor negative as requiring supporting infrastructure would likely reduce the number of houses that are able to be built in comparison to requiring no infrastructure.	-
46 – Neutral impact on objective.	0

Summary and Recommendations:

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant positive effects on housing delivery, affordable housing, rural housing, gypsy and traveller accommodation and design. These effects are likely to occur over the medium to long-term essentially due to the state of the market and would make up for the historic undersupply of housing.

The Plan as appraised would not have any significant negative effects on this objective.

The policy approach should lead to positive effects in terms of housing delivery by frontloading housing delivery to the beginning of the plan period, and setting out a strong design policy.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 2** 'Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.*

Commentary	Score
1 – Minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Major positive as housing, infrastructure and facilities would be directed to the most appropriate locations.	++
4 – Greater housing delivery overall and a greater quantum of development in rural areas is in conformity with the spatial strategy which seeks to allocate development in locations with the greatest ability to access existing community infrastructure. The site templates highlight the role that new development will play in improving and enhancing community infrastructure provision across the Vale in urban and more rural areas through S106/CIL. Allocating sites across the district and in larger villages in rural areas will help the benefits of development to be shared. Major positive effect	++
5 – In the event of the loss of a five-year housing land supply this policy would restrict development by appeal to key sustainable settlements in the local plan, in accordance with the settlement hierarchy. Furthermore, as development would be concentrated in the key Science Vale locations it will be more likely that infrastructure provision from new development would be sufficiently pooled to mitigate the overall levels of growth in Science Vale Oxford. Minor positive effects	+
6 – Based on the assumption that more employment land will lead to more jobs and more money in the local economy, this policy would result in major positive effects in terms of this objective through being able to sustain a greater number and variety of services.	++
7 – The policy seeks to provide the necessary infrastructure to support new development in a timely manner. If the scheme is shown to be unviable, the policy shows how the Council will seek the delivery of as much of the infrastructure as possible, or as a last resort refuse permission if the development would be unacceptable without the necessary infrastructure. Major positive.	++
8 – Development of housing and employment land in line with the settlement hierarchy will maintain and enhance the provision of services in the sub-area. As detailed under Policy 3 above, the site templates identify contributions towards improving and enhancing the provision of community infrastructure in the most accessible locations. Major positive.	++
9 – The masterplan would likely ensure the availability of appropriate facilities and services for the student population, however the content of the masterplan is not known at this stage. Uncertain effect.	?
10 – Redevelopment of the Abbey and Charter areas of Abingdon would ensure the provision of high quality retail facilities in the area. Minor positive.	+
11 – Redevelopment would provide new and improved facilities, shops and services, potentially making up for the current under provision in main and bulky food shopping trips, as highlighted in the draft Retail and Town Centre Study (NLP, 2012). New uses could include additional community and leisure facilities, improving provision in a Local Service Centre. Major positive.	++
12 – No link with this objective as this is a *safeguarding* policy.	X
13 –The new Green Belt policy releases sites for development within the Green Belt which should help to improve and enhance service provision and access to community infrastructure in these settlements which, under the previous policy, would miss out from the benefits of development. The new policy also proposes to release additional, non-strategic sites from the Green Belt, where these do not contribute to the purposes of the Green Belt. Minor positive.	+
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Major positive – the policy sets out the allocation of housing and employment, whilst the site templates sets out in detail the provision of services and facilities to be provided. The quantum of development and geographical spread has increased since the previous (March 2013) draft of LPP1, which should result in a greater number of services and facilities provided across a greater area, benefitting rural areas as well as existing settlements.	++
16 – It is understood that this policy would provide mainly employment land but with flexibility for complementary uses subject to market demand, therefore there is uncertainty at this stage over the nature of the effect, although given the employment focus of the policy there is likely to be no significant effect overall. The new policy wording is considered to give greater support to services, community use and retail so can be considered positive;	?

however there is uncertainty over the balance of uses.	
17 – No clear link with the objective	X
18 - No link with this objective as this is a *safeguarding* policy.	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 - Major positive – the policy sets out the allocation of housing and employment, whilst the site templates sets out in detail the provision of services and facilities to be provided. The geographic spread of development should result in a greater number of services and facilities being provided across a greater area, benefitting rural areas as well as existing settlements.	++
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Minimum density will be positive in order to promote accessibility to services. Minor positive	+
24 – Neutral impact on objective	0
25 – Minor positive	+
26 – Policy requires accommodation to be provided in close proximity to services, increasing access for older people and disabled people. Minor positive.	+
27 – Neutral impact on objective	0
28 – Neutral impact on objective	0
29 – Neutral impact on objective	0
30 – Education, skills and training deprivation in the Vale is most acute in and around the towns, in particular in the eastern part of the Vale. This policy would lead to increased further and higher education provision in the Vale in the accessible locations listed in criteria i to iii. This would lead to Major positive effects in terms of education for this objective.	++
31 – Neutral impact on objective	0
32 – This policy will provide appropriate town centre uses on an appropriate scale at appropriate locations, in line with the settlement hierarchy. The largest settlements are the most suitable for the town centre uses however the sequential test and impact assessment requirements will allow town centre uses where need is identified that cause no adverse impact on nearby centres. Major positive	++
33 – Neutral impact on objective	0
34 - No significant effects. The policy could have a minor positive effect should congestion measures improve accessibility to shops and services.	+
35 – Neutral impact on objective.	0
36 – Neutral impact on objective	0
37 –Minor positive effect as it will ensure new development can access facilities. The revised policy wording is considered to strengthen the policy and also encourages provision of high quality green infrastructure and landscaping which can help to meet leisure needs.	+
38 –. The design brief component of the policy requires strategic and major sites to deliver “community facilities, suitable infrastructure and other amenities to meet the needs of all the community, including the provision of education and training facilities, health care, community, leisure and recreation facilities”. This should lead to major positive effects in terms of this objective.	++
39 – Neutral impact on objective	0
40 – Neutral impact on objective	0
41 – Neutral impact on objective	0
42 – Will prevent new development causing additional damage from flooding to existing properties, businesses and services in the larger towns of Abingdon, Wantage and Grove, plus rural areas such as Sutton Courtenay and Steventon that also contain many properties in Flood Zones 2 and 3.	+
43 – Neutral impact on objective	0
44 – “Proposals that support the economy and social well-being of the AONB and its communities, including affordable housing schemes, will be encouraged provided they do not conflict with the aims of conservation and enhancement”. The provision of rural facilities is acceptable in principle (as opposed to not at all) which would likely lead to a minor positive effect in terms of this objective.	+

45 – A net gain in green infrastructure would likely lead to more open space and opportunities for informal recreation, minor positive.	+
46 – Neutral impact on objective	0

Summary and Recommendations:

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects on this objective through providing infrastructure, and community facilities. Furthermore the provision of increased and further higher education facilities should have major positive effects on this objective. These effects are likely to occur over the medium to long-term, essentially due to their dependence on delivery of housing which is dependent on not only to the market status but also through making up the historic undersupply of housing supply.

The geographic spread of development should assist in terms of service provision in urban and rural areas within the district, ensuring that the benefits of development are shared. With an increased population, a greater number of facilities and services should be able to be sustained.

The Plan as appraised would not have any significant negative effects on this objective.

Appraisal Of Local Plan Part 1 Policies against **SA Objective 3** 'Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.

Commentary	Score
1 – Minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Development in accordance with the settlement hierarchy would result in the least distance for trips by locating the most housing near the best range of services and facilities. Major positive	++
4 –The revised policy has a higher quantum of development which is focussed at accessible market towns, service centres and large villages. The site templates require increased contributions towards public transport and an increased population should help to create the 'critical mass' to sustain high quality and frequent bus services across the Vale. Additionally, allocated sites in the South East of the Vale are located near employment opportunities and will help facilitate the delivery of the Science Vale Integrated Transport Package. Major positive effect.	++
5 – In the event of a loss of five-year housing land supply, the ring-fence policy would seek to ensure that the broad spatial strategy would be followed with growth remaining in the Science Vale area, delivering the infrastructure to support housing and economic growth. Minor positive effects	+
6 – The level of development proposed would likely increase trip generation and therefore result in more car journeys. The location of the sites in relation to housing sites, public transport corridors and existing urban areas (the settlement hierarchy) would likely reduce commuting; encourage the use of public transport, and increase walking and cycling rates. The delivery of the SVUK Integrated Transport Package would also likely reduce congestion. Overall minor negative effects.	-
7 – Delivery of infrastructure should reduce the need to travel by providing necessary facilities in the appropriate location; as well as providing transport infrastructure (including public transport, walking and cycling improvements and access improvements) necessary to support growth. Major positive.	++
8 – Development in line with the settlement hierarchy would reduce the need to travel and help facilitate modal shift by focussing development at the most accessible locations. This would lead to a significant positive effect, however the A34 at Botley and Abingdon are currently operating at near capacity, and further development could add extra congestion to the network. There is growing concern over congestion on the A420, where sites are allocated (at Kingston Bagpuize). Additional development could increase strain on the network locally; however the site templates require contributions towards bus transport which and transport mitigation which should help to achieve modal shift and reduce congestion. An increase in housing in this area should contribute more towards this infrastructure. Minor positive overall.	+
9 – Redevelopment could increase the total number of trips if it involves intensification of the site, which could lead to significant negative effects given the congestion issues currently along the A34 and the AQMA at Botley. Uncertainty at this stage over the impact due to the lack of a masterplan, however the masterplan should contain transport mitigation policies in accordance with policy 29.	?
10 – Refurbishment or redevelopment of the Abbey and Charter areas could generate additional trips and increase congestion. The policy requires proposals to demonstrate how they would 'contribute' towards mitigating their transport impact although the wording could be stronger. The location is considered to be the most sustainable in that it is best served by public transport, and the policy requires improvements to the pedestrian environment, so there is potential for modal shift to occur. Minor negative impact although through stronger wording this could be a neutral impact.	-
11 – As a Local Centre Botley is second in the hierarchy of settlements and as such is well connected in terms of public transport and host to a large resident population. The proposals for redevelopment are therefore in a sustainable location and, for mixed use development, would encourage the use of sustainable transport. The site would be of a proportionate scale in order to meet the day-to-day needs for local residents and is unlikely to generate significant additional trips and impact on the AQMA at the A34. Additionally criterion v lists the requirement for a masterplan of the site to consider access, parking and pedestrian access improvements. Neutral effect overall.	0
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – The new Green Belt policy allocates sites in the Green Belt in sustainable locations within easy reach of employment and services at Oxford and Abingdon. These sites should help to reduce the need to travel by minimising commuting time and being located along existing bus routes in settlements which, under the previous (March 2013) policy, would have missed out from the benefits of development. Minor positive effect.	+
14 - No link with this objective as this is a *safeguarding* policy.	X

15 – Major positive effects – the site templates both provide for significant transport upgrades and footpaths / cycleways as part of the Science Vale Integrated Transport Package.	++
16 –The revised policy wording does not mention the railhead which could result in the loss of a strategic location on the Great Western Main Line. The remainder of the site has the potential for a mixed community including residential, retail, institutional or community use; which could help to reduce the need to travel by having such facilities in the west of Didcot along a public transport and cycling corridor. Inclusion of the proposed 'Science Bridge' has the potential to reduce congestion towards Didcot town centre. Minor positive overall.	+
17 - Significant positive effect through mitigating the negative effects of planned growth on transport and congestion, delivering cycling and public transport improvements and linking planned employment to housing growth, reducing the need to travel.	++
18 - Minor positive as the policy ensures that the improvements necessary to deliver an effective transport system can be delivered.	+
19 - No significant effects. Assuming in the future that Grove Railway Station is reopened, then this safeguarding policy will have enabled a positive effect by delivering sustainable transport infrastructure. However, this policy is a safeguarding policy and as such does not promote development at this current time. Neutral effect.	0
20 – The level of growth and development in the west of the Vale and around Faringdon should help to increase self-containment in this part of the Vale; particularly in conjunction with Faringdon's emerging Neighbourhood Plan which seeks to allocate additional employment opportunities. The bus network along the A420 and A417 corridors should benefit from developer contributions and an increased population which should help to reduce the need to travel. Congestion is a growing concern along the A420 and development at sites along this route could increase congestion. Minor positive overall.	+
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Specifying a minimum density for new development (and exceeding this where public transport accessibility is good and would not result in adverse effects in terms of character, highway safety or neighbouring amenities) should reduce the need to travel and contribute to Major positive effects	++
24 – The preference for affordable housing provision is to be on-site. There is uncertainty over the effect of off-site provision as the location is not known; however off-site provision will only be accepted where it can be robustly demonstrated that on-site provision is not feasible or viable, and as such negative effects should be avoided. The additional affordable housing provision in the Vale should enable people to live closer to their work and reduce commuting, which would likely lead to minor positive effects.	+
25 – The policy has an additional criterion that references development being in a sustainable location with good access to public transport, employment and local services/facilities. This is a laudable aspiration however it is considered that the rural exception sites are unlikely to be in such locations. This has the potential to lead to a negative effect in terms of sustainable transport use; however it would be of a small scale and therefore unlikely to result in a significant effect.	-
26 – Policy requires accommodation to be located in close proximity to services, increasing access for older people and disabled people. Minor positive.	+
27 – New sites will be located within a reasonable distance of shops, services and public transport; whilst ensuring safe access for vehicles and pedestrians. Minor positive effect.	+
28 – Unallocated sites are not necessarily in the most sustainable or accessible locations. Likely to lead to increased travel by road. Major negative	- -
29 – change of use applications involve the efficient use of land; however in certain situations they could increase the need to travel (for example if a bus service does not run in evenings or on weekends where offices have been converted into residential in a business park or rural area). Uncertain effect although this could be improved with reference to Policy 29 (sustainable transport).	?
30 – The additional education facilities would be prioritised in the sustainable locations listed in criteria i to iii; which should reduce the need to travel and encourage modal shift. If the policy was strengthened to say that education facilities would only be allowed on such sites, the effective would be upgraded to a significant positive effect.	+
31 – The sliding scale of facilities supports the larger facilities in the larger settlements, which could reduce the need to travel for visitors although given the rural nature of the Vale it is likely that visitors will be travelling both within and outside of the Vale to visit attractions. It is considered that criteria iii) and iv) would likely increase the amount of travel by car to access these facilities (due to their roadside nature), contrary to the aims of this objective and leading to Major negative effects. They are however in the best location for business users and	- -

tourists respectively.	
32 – Policy is in line with the settlement hierarchy so should reduce the need to travel by focussing town centre uses at the largest settlements which are best served by public transport. Sites in the retail core that are well linked by foot would be given first consideration, in order to encourage sustainable travel. Major positive.	++
33 – Major positive effect. This policy will reduce the need to travel, encourage modal shift and enable the delivery of key infrastructure to improve accessibility and reduce congestion, particularly given the downward trend for overall trip numbers in Oxfordshire. It is noted that the level of development in the Local Plan would be likely to lead to additional trips, however the wider benefits of modal shift and sustainable land use would lead to less commuting, which is one of the biggest contributors to the overall number of trips in the Vale. Additionally, the criterion regarding 'promoting electronic communication' (high-speed broadband) should be extended to include residents as well as businesses in order to reduce the need to travel and decrease social exclusion, particularly in rural areas.	++
34 - Significant positive effect in terms of reducing congestion through a partnership approach to the A34.	++
35 – Major positive effect. The policy will encourage sustainable transport through delivering infrastructure, locating development close to public transport hubs, and require Transport Assessments and Travel Plans for major development. The policies will also assist in reducing congestion through modal shift.	++
36 – Major positive effect. The policy will reduce the need to travel through promoting electronic communications to facilitate better access to information and reduced need for face-to-face meetings.	++
37 – The policy requires developments to be legible, permeable and well-connected to other facilities; and places greater emphasis on the needs of cyclists and pedestrians. This should help to reduce the need to travel by promoting sustainable transport at new development sites. Significant positive.	++
38 – As Policy 37 states above, the design policy for strategic and major sites should lead to a major positive effect through considering transport and accessibility from the outset. The policy requires movement and access to be considered in the masterplan; and the design brief to include integration with existing settlement to encourage sustainable transport. Additionally, the design brief must demonstrate a high level of accessibility and good connections to public transport, community facilities and local services.	++
39 – Neutral impact on objective	0
40 – Neutral impact on objective	0
41 – Neutral impact on objective	0
42 – Could lead to development occurring further away from more sustainable locations (in transport terms) such as existing large towns (including Abingdon, Wantage and Grove), and locations of jobs and businesses where they suffer from existing flooding; leading to further distance to travel and potentially encouraging car use. Minor negative.	-
43 – Neutral impact on objective	0
44 – Development would be restricted in the AONB and rural areas, focussing development in more sustainable locations which should reduce the need to travel. Minor positive effect	+
45 – Delivering a net gain in green infrastructure provision could be used to improve walking and cycling facilities, encouraging modal shift. Minor positive.	+
46 – Neutral impact on objective although it is noted that by improving conservation and biodiversity this policy could further encourage recreational walkers.	0

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects on this objective through delivering housing through the settlement hierarchy and in sustainable locations. Developments will also deliver transport infrastructure including footpaths, cycleways and other upgrades. These effects are likely to occur over the medium to long-term, essentially due to their dependence on delivery of housing which is dependent on not only to the market status but also through making up the historic undersupply of housing supply.

The Plan as appraised would have a number of significant negative effects on this objective specifically; unallocated sites may be in unsustainable locations; the sliding scale of facilities supports larger facilities in larger settlements (such as employment land and tourism), therefore there may be inducement of traffic via cars to these facilities. These effects are likely to be long-term due to the market status but also to the prioritisation of other strategic sites.

A further negative (though not significant) change is that Policy 13 Didcot A does not retain reference to its strategic position as a railhead on the Great Western Main Line, which should be retained if possible in order to use sustainable transport for freight.

Recommendation:

Policy 13 – the policy should retain reference to the railhead as the site is in a strategic location on the Great Western Main Line and has the potential to be used for rail freight which is a more sustainable mode of transport than road freight.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 4** 'Improve the health and well-being of Vale residents.'*

Commentary	Score
1 – minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Minor positive through ensuring access to healthcare and leisure facilities and encouraging walking and cycling.	+
4 – This policy would lead to Major positive effects by creating improved living conditions, greater housing choice, and increased economic opportunity. Additionally the increased quantum of development in the revised policy should bring forward with it a commensurate increase in health and wellbeing infrastructure, so enhancing the already major positive effects outlined above.	++
5 – no clear link with the objective	X
6 - Increased access to employment generally has a strong positive impact on health although it must be noted that this depends on the type of employment and the remuneration. Given the high-tech nature of employment land at Harwell Oxford Campus and Milton Park these jobs will likely be high skilled and high paid. Depending on the type of businesses that locate there could be increased pollution which could potentially negatively affect health. Major positive overall.	++
7 – The delivery of infrastructure should have a minor positive impact.	+
8 – In accordance with Policy 3; major positive effect through increased development and, as detailed in the site templates, a commensurate increase in health and wellbeing infrastructure such as GP services, open space, recreation, leisure and encouraging active travel.	++
9 – likely to have no effect however uncertain at this stage due to the lack of an agreed masterplan.	?
10 – The improved public realm and pedestrian facilities, in line with Policy 39 (Design) would likely remove opportunities for crime and anti-social activities in the Charter and Abbey areas and remove the fear of crime. Minor positive.	+
11 – In combination with policy 37 Design and following the 'Secured by Design' guidance, opportunities for crime and anti-social behaviour should be reduced. Minor positive impact.	+
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – Increased policy support for recreation, leisure and outdoor sport facilities in the Green Belt is likely to have a minor positive effect in encouraging activity and exercise.	+
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Major positive – the site templates identify the contributions towards Green Infrastructure Deficits in areas where these exist. In accordance with Policy 3; major positive effect through increased development and, as detailed in the site templates, a commensurate increase in health and wellbeing infrastructure such as GP services, open space, recreation, leisure and encouraging active travel.	++
16 – The provision of employment land makes no provision for green infrastructure or mention of crime and antisocial behaviour. The site is supported for 'institutional or community uses' which could lead to increased leisure or health facilities, and therefore a minor positive effect in terms of health and wellbeing.	+
17 - Minor positive through the provision of cycling infrastructure and improving links between housing and employment.	+
18 - No link with this objective as this is a *safeguarding* policy.	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 - Major positive – the site templates identify the contributions towards Green Infrastructure deficits in areas where these exist. In accordance with Policy 3; major positive effect through increased development and, as detailed in the site templates, a commensurate increase in health and wellbeing infrastructure such as GP services, open space, recreation, leisure and encouraging active travel.	++
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X

22 – this would lead to improved health and wellbeing through providing the right mix of homes, so families will not be forced into living in homes that are too small or do not meet their needs.	++
23 – Neutral impact on objective	0
24 – This policy would result in minor positive effects in terms of health in terms of providing appropriate housing that is affordable for those in housing need.	+
25 – This would result in positive effects for those who benefit from the rural affordable housing. Minor positive.	+
26 - No link with this objective.	X
27 – This policy would result in gypsies and travellers living in safe, secure sites instead of illegal sites that do not have planning permission. Additionally two of the criteria reference highway safety for vehicles and pedestrians. Major positive.	++
28 – Increased employment would likely lead to an improvement in health and wellbeing. Minor positive.	+
29 – This could encourage the regeneration of deprived areas; or areas where there is no demand for vacant properties. Major positive effect.	++
30 – Neutral impact on objective	0
31 – Neutral impact on objective	0
32 – Neutral impact on objective	0
33 – the transport improvements identified would likely lead to improved air quality and safer roads; although achieving modal shift would increase the risk of injury as more people would walk and cycle in the Vale. On balance Neutral impact on objective	0
34 - No significant effects. Reduced congestion is likely to lead to minor positive effects in terms of air quality and health of residents.	+
35 – As above	0
36 – Neutral impact on objective	0
37 – The policy seeks to promote sustainable transport and deliver green infrastructure, which should lead to health and wellbeing benefits. Additionally, the criteria require development to create safe communities and overlook high quality public realm which should help to reduce the fear of crime. Significant positive effect.	++
38 – As with Policy 37 above, the policy requires good design for major and strategic sites which should help to reduce the fear of crime, encourage physical activity and improve access to health facilities. Additionally major and strategic sites will be required to contribute towards health and leisure facilities, leading to a major positive effect.	++
39 – Neutral impact on objective	0
40 – The incorporation of sustainable design and construction would likely lead to improved health for those who use the new homes and buildings as they will be more resilient to extremes in temperature. Minor positive.	+
41 – The policy would not support development that would “unacceptably impact upon” residential amenity. Therefore there should be no overall effect, although there could be a minor negative effect depending on how “unacceptability” is defined.	0
42 – Positive effect as this policy will encourage provision of green infrastructure and SuDS.	+
43 – Would lead to a higher quality of living environment for new residents of new houses. Water and air quality is poor in certain areas of the Vale and this policy would lead to improved water and air quality. Major positive effect.	++
44 – Minor positive – enhances landscape features which will improve air quality and maintain access to the countryside.	+
45 – A net gain in green infrastructure would likely improve the health and wellbeing of residents through providing additional open space and informal recreation opportunities; encouraging physical exercise; reducing stress and delivering environmental benefits such as flood attenuation and improving air quality. Green infrastructure should be accessible, safe and secure in order to reduce opportunities for crime and anti-social behaviour. The requirement to achieve ANGSt standards for accessibility to open space and Green Infrastructure would result in a major positive effect in terms of health and wellbeing.	++
46 – By aiming to achieve a net gain in biodiversity and habitat recreation this policy would likely further encourage people to walk and visit these sites for leisure purposes, which could have a positive impact on health and wellbeing. Minor positive.	+

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects on this objective through creating improved living conditions, greater housing choice, increased access to employment and correlating improvements to health; and a net gain in green infrastructure. These effects are likely to occur over the medium to long-term, essentially due to the delivery of housing which is dependent on not only to the market status but also through making up the historic undersupply of housing supply. The policies in LPP1 are considered to lead to positive effects in terms of health and wellbeing through delivering appropriate levels of infrastructure to address deficiencies in the Vale. This should result in significant positive effects.

The Plan as appraised would not have any significant negative effects on this objective.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 5** 'Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.'*

Commentary	Score
1 – minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Minor positive.	+
4 – This policy would lead to major positive effects through creating more mixed communities and fully meeting identified housing need as identified in the SHMA. LPP2 would propose more housing developments in rural areas which would increase affordability for those with the greatest barriers to housing according to the IMD. Site templates commit to delivering additional schools or providing funding for education facilities which should help to improve access to education.	++
5 – Minor positive effects due to encouraging contingency sites to accord with the spatial strategy with the good access to community infrastructure.	+
6 – This policy would lead to additional jobs in the Vale which should lead to Major positive effects in terms of reducing poverty. Educational achievement and skills would likely increase as a result of the high tech scientific nature of employment land proposed in the Science Vale Oxford area and Milton Park	++
7 – Provision of educational facilities could raise educational attainment by improving opportunities/facilities for learning. Minor positive.	+
8 –The Abingdon sub-area contains some of the most deprived areas in the Vale, particularly with regards to employment opportunities and the rate of JSA claimants. Allowing small scale employment land development in this sub-area in combination with redevelopment of the Abbey shopping centre should lead to regeneration, improved employment prospects and reduced inequality in this area. The relatively small scale of development means that it would only likely be minor positive effects. Site templates commit to delivering additional schools or providing funding for education facilities in the wider sub-area which should help to improve access to education.	+
9 – The redevelopment at Harcourt Hill is highly likely to lead to improved opportunities and facilities for learning, leading to significant positive effects, however due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
10 – Uncertain. The south of Abingdon is one of the most deprived areas in the Vale so it would lead to regeneration in a deprived area, although the employment created would likely be low skilled retail. Minor positive impact.	+
11 – minor positive through reducing social exclusion through improving community facilities	+
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – no effect	0
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Major positive effects – as with Policy 3, development is focussed at the market towns and larger settlements in the Vale (notably Didcot and Wantage in this sub-area). This should help to regenerate the more deprived communities in the vale which are generally located at these locations; increasing access to community infrastructure and employment opportunities. Site templates commit to delivering additional schools or providing funding for education facilities which should help to improve access to education in more rural areas.	++
16 – The broad support of a significant portion of employment land at the Didcot A site should have the effects of diversifying the economic base and providing for more employment in the area – Major Positive	++
17 – No clear link with the objective	X
18 - No link with this objective as this is a *safeguarding* policy.	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 – Major positive – as with Policy 3, development is focussed at the market towns and larger settlements in the Vale (notably Faringdon in this sub-area). This should help to regenerate the more deprived communities in the vale which are generally located at these locations; increasing access to community infrastructure and employment opportunities. Site templates commit to delivering additional schools or providing funding for education facilities which should help to improve access to education in more rural areas.	++
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X

22 – This policy would lead to Major positive effects through creating more mixed communities	++
23 – Neutral impact on objective	0
24 – Providing affordable housing for those in housing need would lead to Major positive effects in terms of reducing inequality, poverty and social exclusion. Major positive effect.	++
25 – According to the Indices of Multiple Deprivation information provided in the Scoping Report, the Vale's rural areas are the most deprived in terms of barriers to housing and services. The adoption of this policy would result in Major positive effects in terms of reduced inequality, poverty and social exclusion for those who benefit from moving to the new housing. People who previously could not afford to live in the area that they have grown up in could have the possibility to stay in such areas, maintaining social networks.	++
26 – Policy requires accommodation to be located in close proximity to services, increasing access for older people and disabled people. This will help older people and disabled people from being socially excluded from the community. Minor positive.	+
27 - New sites will be located within a reasonable distance of schools, shops, services and public transport, this should lead to Major positive effects in terms of social inclusion, reducing inequalities and raising educational achievement for the gypsy and traveller community.	++
28 - In the Vale the areas most deprived in terms of employment and skills are in areas on the edge of the larger settlements, and these areas are also those that have the highest rates of JSA claimants. This policy would allow additional job creation across the Vale (including rural areas) and in turn could help to reduce inequality, poverty and social exclusion. Major positive effect.	++
29 – This policy retains the flexibility for vacant properties to respond to the needs of the market, particularly in terms of ancillary uses to support other employment land. This would likely benefit economic growth and lead to Major positive effects in terms of this objective through reducing poverty or potentially increasing access to community facilities and infrastructure.	++
30 – Education, skills and training deprivation in the Vale is most acute in and around the towns, in particular in the eastern part of the Vale. This policy would lead to increased further and higher education provision in the Vale in the accessible locations listed in criteria i to iii. In terms of providing the right skills for employers, criterion ii would be extremely beneficial, and would lead to Major positive effects in terms of this objective. Major positive.	++
31 – There is a shortage of low-skilled jobs and also jobs in rural areas; so this could help improve access to employment and reduce poverty and inequality. The scale of development would likely be small scale, resulting in minor positive effects.	+
32 – The main town centre uses would be focussed at the most accessible locations which should help reduce social exclusion. Minor positive	+
33 – This policy would decrease social exclusion and inequality through improving accessibility to facilities, services and employment to non-car users. The criterion regarding 'promoting electronic communication' should be extended to include residents as well as businesses in order to reduce the need to travel and decrease social exclusion, particularly in rural areas	++
34 - No significant effects. The policy could have a minor positive effect should congestion measures improve accessibility to shops and services.	+
35 – Significant positive effect through increasing accessibility to facilities, services and employment opportunities for non-car users.	++
36 – Significant positive effect through delivering improved electronic communications infrastructure that should help to reduce social exclusion for people in rural areas.	++
37 – This will have positive effects for new development. Where affordable housing is built to be socially inclusive with good access to facilities, public transport and open space this will contribute to reducing inequality. Minor positive.	+
38 – The design brief component of the policy requires major and strategic sites to deliver "community facilities, suitable infrastructure and other amenities to meet the needs of all the community, including the provision of education and training facilities, health care, community, leisure and recreation facilities". This should improve access to education and help to address deprivation and barriers to services across the vale. Significant positive effect.	++
39 – Neutral impact on objective	0
40 – Neutral impact on objective	0
41 – Neutral impact on objective	0

42 - The rural areas in the Vale are known to suffer most from deprivation and contain the greatest numbers of people under 35 who are unable to own their own home. The policy on flood risk would divert development away from areas that suffer flooding. Steventon is among the most deprived settlements in the Vale (according to the IMD 'overall deprivation' map) and it also contains the greatest percentage of dwellings in Flood Zones 2 and 3. This policy could hinder regeneration efforts in the area although it is considered to not have a significant effect on the other areas. Minor negative.	-
43 – Neutral impact on objective	0
44 – Allows for small-scale development to support social well-being. Minor positive.	+
45 – Neutral impact on objective	0
46 – Neutral impact on objective	0

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects through providing a significant quantum of housing in mixed communities. The plan would also provide employment land and should lead to job creation in the Vale. The provision of affordable housing should result in reductions in housing deprivation. The plan in allowing additional job creation across the vale should address the deprivation at the edge of settlements. The plan will also address education and social exclusion through access to services and facilities. These effects are likely to occur over the medium to long-term.

The plan would strengthen regeneration efforts through allocating development at a number of settlements. Additionally, through seeking to meet housing need in full, the delivery of and contribution towards education facilities should help to increase access to education across the Vale. The major and strategic sites coming forward through the plan will be required to contribute towards infrastructure provision which should improve access to education, as well as other social and community facilities.

The Plan as appraised would not have any significant negative effects on this objective.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 6** 'Support a strong and sustainable economy within the Vale's towns and rural areas.'*

Commentary	Score
1 – minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – The settlement hierarchy would promote and support a strong network of towns and villages. Minor positive.	+
4 - The provision of sufficient good quality housing may encourage more skilled workers to the Vale. In turn, this could help attract businesses to invest in the area, creating employment opportunities and increasing economic activity locally. Allocating development at the largest settlements in the Vale should maintain and enhance their vitality and viability, creating a strong network of settlements, as more people will be able to contribute towards the local economy. An increase in housing should also help increase affordability, with benefits in terms of increased disposable income to spend locally. Major positive effects.	++
5 – Significant positive effects due to ensuring that, should allocated sites not be delivered, the plan continues to follow the preferred spatial strategy and delivers housing alongside employment growth.	++
6 – Major positive in terms of all of the appraisal questions/criteria. Would also lead to additional jobs in Wantage, Grove and Faringdon which will benefit the rest of the Vale and its hinterland.	++
7 – Delivering the enabling infrastructure (in particular transport) that supports employment land development should promote economic growth. Major positive.	++
8 – Employment land supply through allocated sites is an additional 3.2ha of land, with the potential to be higher through the development management process in line with the settlement hierarchy. Minor positive due to the relatively small scale of allocated development. An increase in the number of houses allocated in the sub-area should benefit the local economy.	+
9 – Additional students attending the University at Harcourt Hill could lead to additional spend in the local economy and lead to significant positive effects; however the contents of the masterplan are unknown at this stage. Uncertain impact.	?
10 – This policy would improve and enhance Abingdon's role regionally in terms of retail provision, and likely capture greater spend in the local economy. Major positive benefit.	++
11 – Improved and enhanced retail provision with the potential for office and other mixed use activities would increase economic activity in the Botley area, contributing to economic growth in the Vale. Given the modest scale of development, this would likely lead to a minor positive impact.	+
12 - No link with this objective as this is a *safeguarding* policy.	?
13 – Revisions to the Green Belt policy should mean that the local economy of settlements in the Green Belt where there are strategic site allocations should benefit in terms of increased spending power. Minor positive.	+
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – With employment land being allocated at Monks Farm and Didcot A, this should result in major positive effects in terms of employment, economic growth and the connectivity with Science Vale. An increase in the number of houses allocated in the sub-area should benefit the local economy.	++
16 – Major positive – this policy is broadly supportive of the site for employment use, subject to specific considerations.	++
17 - Significant positive – whilst not directly affecting the economy, the transport mitigation measures should allow significant economic growth to take place which would indirectly benefit economic growth in the district.	++
18 - Minor positive as the policy ensures that the improvements necessary to deliver an effective transport system can be delivered which would help maintain and improve the economic prosperity of the Science Vale Oxford area.	+
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 – Major positive – the policy will deliver 3 ha of employment land and ancillary development to support the vitality at the Park Road site. An increase in the number of houses allocated in the sub-area should benefit the local economy.	++
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Minor positive – adopting a higher density could help sustain shops, services and the local economy.	+

24 – More people would be able to live near their place of work which could help sustain the provision of local shops and services. Minor positive.	+
25 – Neutral impact on objective	0
26 - No link with this objective.	X
27 – Neutral impact on objective	0
28 –Through adopting this more flexible approach this policy has the potential to deliver additional employment land and respond to changing market signals, promoting economic growth and a diverse, resilient local economy. Following a period where the economic activity rate in the Vale has dropped this policy should reverse the trend and lead to Major positive effects.	++
29 – This policy retains the flexibility for vacant properties to respond to the needs of the market, particularly in terms of ancillary uses to support other employment land. This would likely benefit economic growth through allowing sites to adapt to market conditions and lead to Major positive effects in terms of this objective.	++
30 – Criterion ii would directly impact on this objective in terms of meeting the needs for employers, in particular new employers moving to the strategic employment locations. The training provided could be of great benefit to businesses at Didcot A, Science Vale Oxford and the Enterprise Zone in the east of the Vale (also where education, skills and training deprivation is the most acute). Major positive effects.	++
31 – Major positive in terms of capturing overnight spend in the Vale and creating jobs in the tourism industry.	++
32 – New town centre uses would be located in the largest settlements in the Vale which would promote a strong network of towns and villages in the Vale. Major positive.	++
33 – This policy would deliver the key infrastructure that underpins the delivery of employment land at strategic sites in the Vale, and as such would result in Major positive effects in terms of economic growth.	++
34 - No significant effects. The policy could have a minor positive effect should congestion measures improve accessibility to employment, shops and services.	+
35 – The policy would reduce road congestion and also increase accessibility for non-car users to employment sites and town centres across the Vale.	++
36 – Improved communications infrastructure is likely to benefit business in the district, particularly in rural areas that currently suffer from poor access.	++
37 – The policy would lead to improved accessibility and ease of movement to town centres and employment areas. Minor positive.	+
38 – See Policy 37 above. Minor positive	+
39 – The policy would constrain the number of sites that developers could construct as employment land. Town centre locations that contain conservation areas and listed buildings would be limited in their development potential and offer fewer opportunities to deliver growth. Minor negative.	-
40 – Neutral impact on objective	0
41 – Neutral impact on objective	0
42 – The policy would constrain the number of sites that developers can construct employment land on, although such land would be resilient to flooding. Town centre locations that suffer from flooding (including Abingdon, Grove and Wantage) would have limited opportunities to grow and intensify economic activity. Minor negative.	-
43 – This policy would require a higher standard of employment land development and land remediation where necessary. Additionally, some PDL sites may not be developable, restricting the number of sites that employment land can be delivered on. This may have a minor negative effect on economic growth.	-
44 – Minor benefit to tourism.	+
45 – Neutral impact on objective	0
46 - Neutral impact on objective	0

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects through; sufficient good quality houses encouraging more skilled workers to the Vale; provision of additional jobs in Wantage, Grove and Faringdon; delivering and enabling infrastructure; retaining flexibility and capturing overnight spend. These effects are likely to occur over the medium to long-term, essentially due to their dependence on delivery of housing which is dependent on not only to the market status but also through making up the historic undersupply of housing supply.

The LPP1 policies support the economy through delivering an increased number of houses. This should increase local spending power (through an increased local population) and also support affordability, with benefits in terms of increased disposable income. The strategic sites allow growth at a number of the larger settlements in the district, which should spread the benefits of growth across a wider area than was previously the case

The Plan as appraised would not have any significant negative effects on this objective.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 7** 'Improve and protect the natural environment including biodiversity, water and soil quality'*

Commentary	Score
1 – minor positive	+
2 – No clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Neutral impact on objective	0
4 – The policy would lead to negative effects through developing greenfield land and removing habitat, although this will be partly mitigated by policies for the creation of green infrastructure and delivering a net gain in biodiversity. The increased water use of the new dwellings would likely lead to minor negative impacts regarding water quality, which is currently suffering from poor ecological status. Site templates detail the need for ecological mitigation in the form of bird and bat boxes and buffer strips along watercourses to help protect their ecological integrity. Biodiversity Offsetting Agreements may be necessary to mitigate the impacts of development and contribute towards a net gain in Green Infrastructure. The site at North Shrivenham is within the vicinity of Tuckmill Meadows SSSI; however the site template states that no adverse impact would be allowed. The policy is considered to have a relatively neutral effect on biodiversity overall, however improvements in Green Infrastructure and a net increase in habitat across the district would result in a net minor positive effect.	+
5 – Minor positive effect as contingency sites would be directed towards the Science Vale urban areas rather than rural areas across the district.	+
6 – Neutral impact on objective – the scale of development would involve a large amount of greenfield land being developed, which would likely lead to negative effects in terms of biodiversity and the natural environment. Didcot A is a large brownfield site. Other policies in the plan would mitigate the effects through delivering a net gain in biodiversity and green infrastructure.	0
7 – The supporting text includes parks, allotments and natural and amenity greenspace in the definition of 'necessary infrastructure'. This should increase provision, and in combination with policies 36, 37 and 38 should ensure a net increase in provision. Major positive.	++
8 – There is set to be an increased quantum of development in the sub-area which would likely result in the loss of habitat through greenfield land being developed. Net increase policies (e.g. policy 35) should ensure that there is no adverse effect and should in fact leads to an increase in biodiversity. Minor positive.	+
9 – likely to have no effects given it is a brownfield site; however due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
10 – no effect	0
11 – no effects	0
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – Revisions to the Green Belt policy mean that now some Green Belt land is set to be developed into housing. This could lead to minor negative effects in terms of biodiversity; however net increase policies (e.g. policy 35) should ensure that there is no adverse effect and should in fact leads to an increase in biodiversity.	0
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Minor positive effects – the site templates indicate that development must provide a 'net gain' in biodiversity.	+
16 – Neutral effects – the site is currently used for power generation and industrial activities. The change to other B class uses or complementary uses is unlikely to have a significant effect on this objective.	0
17 - The construction of new roads may disturb biodiversity and lead to habitat fragmentation, although this should be mitigated by green infrastructure and biodiversity policies, leading to neutral effects.	0
18 - The delivery of key transport infrastructure would likely have a minor impact in terms of this objective, particularly near Wantage and Harwell Oxford Campus where multiple road schemes are planned in and around the AONB.	-
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 – Overall minor positive assuming policies requiring a net increase in biodiversity policies are implemented.	+
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Setting a minimum density and the situations where higher density will be sought encourages the	+

Commentary	Score
sustainable use of land, which will protect against additional land take that could have negative effects in terms of the natural environment. Minor positive	
24 – Whilst the policy specifies that on-site provision is the preferred approach, there is the potential to lead to minor negative effects regarding the location of off-site provision of affordable housing, although this should be mitigated through other policies. Thus, a neutral effect is anticipated in terms of this objective.	0
25 – This policy would be contrary to other policies in the plan, however it would be of a small scale and therefore unlikely to result in a significant effect.	-
26 - No link with this objective.	X
27 – The policy requires new pitches to not harm the Area of Outstanding Natural Beauty, areas of high landscape or ecological value or heritage assets, and therefore should lead to neutral effects.	0
28 – Developing unallocated sites would likely lead to additional land take and could contribute to defragmentation or removal of habitat (although it is noted that in rural areas the preference is to re-use existing buildings). Criteria-based approach means that applications will be considered as they come forward, so therefore there is uncertainty at this stage over the location, scale and type of employment development on unallocated sites. Minor negative.	-
29 – Neutral impact on objective, although there could be a minor effect if employment land is considered unsuitable due to its impact on the environment and subsequently changes use to a different use.	0
30 – Education provision would be in existing or planned areas. There is the potential for extended/additional provision to impact on the natural environment, although other policies would apply to mitigate the impact. Minor negative.	-
31 – could lead to minor negative effects	-
32 – Neutral impact on objective	0
33 – The delivery of key infrastructure would likely have a minor impact in terms of this objective, particularly near Wantage and Harwell Oxford Campus where multiple road schemes are planned in and around the AONB.	-
34 - No significant effects. No clear link with the objective.	X
35 – Neutral impact on objective.	0
36 – Neutral impact on objective	0
37 – The policy requires design to incorporate and/or link to high quality green infrastructure to enhance biodiversity. Minor positive.	+
38 – The policy requires provision of open space and landscape in major and strategic sites; and their early consideration and integration into schemes. The design brief also states that development must be integrated with natural environment. Minor positive.	+
39 – Neutral impact on objective	0
40 – Some of the criteria within the Code relate to ecology and water, which could lead to minor positive effects. Additionally, reduced emissions could also benefit the natural environment and biodiversity.	+
41 – The wording of the policy says that applications would be supported where they do not unacceptably impact upon biodiversity. Therefore there should be no negative effects.	0
42 – SuDS would improve water quality and enable the provision of green infrastructure which would improve biodiversity through creating new habitat and wildlife features. Preventing flooding would protect habitats from damage from flooding. Policy applies to new development not making flooding worse (in contrast to improving the baseline situation). Minor positive impact from new habitat.	+
43 – This policy would protect biodiversity on PDL and aims to improve water and air quality. Minor positive effect.	+
44 – This policy would protect and enhance valued landscape features which in turn will benefit both the natural environment and biodiversity. Minor positive.	+
45 – This policy would result in a net gain in biodiversity and green infrastructure, leading to Major positive effects in terms of this objective. It would protect and enhance natural habitats, wildlife and biodiversity; ensure the creation of additional habitat; prevent isolation and fragmentation of habitats and improve water quality. Achievement of ANGSt standards would be in-line with best practice for access to open space and Green Infrastructure.	++
46 – Minor positive effect. This policy aims to achieve a net gain in biodiversity through reconnecting, restoring	+

Commentary	Score
and recreating habitats. The policy contains additional detail that states where trade-offs would be acceptable; however it would not allow development to proceed unless damage to biodiversity can be avoided, mitigated or, as a last resort, compensated for. The policy follows a hierarchy of protection that is '*proportionate to the status of the habitat or species and its importance individually, and as part of a wider network*'. This is considered to provide slightly less protection to locally designated sites/species/habitats than under the previous policy approach.	

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects through: the provision of text naming amenity greenspace in the definition of 'necessary infrastructure'; specifying that there should be 'net gains' in biodiversity and green infrastructure not only with regard to individual sites but also through connecting and restoring habitats. These effects are likely to occur over the medium to long-term, essentially due to their dependence on delivery of housing which is dependent on not only to the market status but also through making up the historic undersupply of housing supply.

The LPP1 policies are considered to result in benefits in terms of biodiversity through providing opportunities to create new habitat and strategic green infrastructure linkages to re-connect habitats. The strategic sites have detailed site templates which require mitigation to lead to no adverse effects and contribute to a net gain in biodiversity.

The Plan as appraised would not have any significant negative effects on this objective.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 8** 'Protect, enhance and manage the cultural heritage and provide a high quality townscape and landscape.'*

Commentary	Score
1 – minor positive	+
2 – No clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – potential effect on townscape – uncertain effect	?
4 – The scale of development could lead to negative effect in terms of landscape, townscape and heritage (particularly in urban areas given the urban focus in line with the settlement hierarchy) although design policies at the planning application stage would likely mitigated the effect and should ensure that overall no significant negative effects are experienced for this objective. This is an important consideration given the proximity of new development to the AONB. Sites at North West and East Harwell Oxford Campus (in the AONB) have been subject to a Landscape and Visual Impact Assessment that made recommendations for allocating part of the site, with a mitigation strategy, that would prevent significant adverse effects. Sites at South West Faringdon, East of East Hanney and the reserve site at Kingston Bagpuize South are all constrained in terms of landscape capacity. The decision to allocate these sites therefore has the potential to lead to negative effects in terms of landscape character and historic environment; although the site templates for these sites require careful design which, in accordance with other policies in the plan, should prevent a significant negative effect from occurring. Overall, minor negative effect.	-
5 – Neutral effects as the policy would help to retain the broad spatial strategy in the event sites do not come forward, which would help protect against development open countryside. Uncertainty over townscape impacts by supporting development at urban sites in the Science Vale area.	0
6 – The scale of development proposed could potentially have a negative effect in terms of this objective. The redevelopment of Didcot A would greatly improve the landscape as the visually dominating cooling towers would be removed. Harwell Campus is located within the AONB however policy 34 (landscape) and policy 37 (design) would mitigate the effect on the landscape by seeking to integrate it into the landscape. Overall minor positive.	+
7 – No effects.	0
8 – The site appraisal did not highlight any significant effects in terms of this objective for preferred sites in this sub-area. The reserve site Kingston Bagpuize South was appraised to lead to significant negative effects; however the site may not be needed for housing and other policies in the plan would likely prevent the negative effect from being significant. Minor negative effect.	-
9 – The site is in a prominent location on a hill in the green belt, so redevelopment would have to be sympathetic and sensitive to the landscape. This should be ensured through policies 36 (Landscape) and 10 (Green Belt) and lead to no impact; however the effect is uncertain at this stage due to the lack of an agreed masterplan.	?
10 – The existing standard of architecture at the Charter and Abbey areas is outdated and out of keeping with the historic core of Abingdon. Development in line with the adopted SPD and relevant Local Plan policies should ensure a higher quality townscape and more sympathetic development regarding historic assets. Major positive benefit.	++
11 – The Retail and Town Centre Study (NLP, 2012) notes that the shopping environment in Botley is dated and relatively unattractive. Redevelopment in accordance with the relevant Local Plan policies would likely lead to an improved townscape in the Botley area. The additional criterion relating to Elms Parade would ensure no negative effects in terms of urban design and streetscape take place through demolishing the parade. Major positive effect.	++
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – Following the Green Belt Review some Green Belt land will be released for development. As identified by the Green Belt Review, the sites allocated would not result in an adverse effect in terms of landscape. There would be a loss of Green Belt under the policy which could potentially be substituted by designating replacement land as Green Belt.	0
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Minor negative effects - The proposal to allocate North West and East Harwell Oxford Campus (both in the AONB) would likely result in a minor negative effect on the AONB in the short to medium term whilst screening vegetation matures. The proposed allocations at East of East Hanney and West of Harwell are larger than recommended in the Landscape Capacity Study and would also likely result in minor negative effects.	-
16 – This is likely to have a positive effect with the removal of cooling towers and other industrial structures. Although it is likely to still remain a fairly intensive employment site so would be an improvement rather than an overall betterment of the area.	+

Commentary	Score
17 - Policy promotes new road construction in and adjacent to the AONB. There is the potential to lead to negative effects however other policies, notably that for landscape, sustainable transport and biodiversity, which should prevent significant negative effects. Noise could potentially be a residual effect from the additional traffic and construction in the AONB.	-
18 – Whilst not directly building the roads, the land would be safeguarded in order to deliver them at a later date. The key infrastructure requirements around Harwell Oxford Campus, Wantage and Didcot are in or adjacent to the AONB could lead to Major negative effects. The policy seeks to "ensure that transport improvements are designed to minimise effects on the amenities of the surrounding area" which should mitigate the major negative effects; although residual minor negative effects are likely to remain	-
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 – Minor negative effects – the proposed allocation at South West Faringdon is larger than recommended in the Landscape Character Study and would likely result in minor negative effect.	-
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Neutral impact on objective	0
24 – Potential negative effect regarding the location of off-site provision of affordable housing, although this is likely to be mitigated through other policies. Neutral impact on objective	0
25 – The policy provides additional support for designated heritage assets in allowing rural exception sites through not allowing proposals that would adversely affect them. Neutral effect.	0
26 - No link with this objective.	X
27 – The policy requires new pitches to not harm the Area of Outstanding Natural Beauty, areas of high landscape or ecological value or heritage assets, and therefore should lead to neutral effects.	0
28 – There is the potential for this policy to allow development in areas of historic, cultural and landscape importance; however the policy would not allow development that harms the character of the area. There is uncertainty over the location of the development as it will be based on applications coming forward. Potential Minor negative effect.	-
29 – Neutral impact on objective	0
30 – Depending on the location extending education facilities could have negative effects in terms of townscape, landscape and the historic environment, although other policies would apply to mitigate the impact. Minor negative effect.	-
31 – Tourism development would increase access to cultural assets. Minor positive.	+
32 – Potential impact regarding townscape, but uncertainty over whether it is positive or negative. Could be made a positive with a reference to design policy.	?
33 – The key infrastructure requirements around Harwell Oxford Campus, Wantage and Didcot are in or adjacent to the AONB could lead to Major negative effects in both the construction and operational stages, creating noise and affecting views. The policy seeks to "ensure that transport improvements are designed to minimise effects on the amenities of the surrounding area" which should mitigate the major negative effects; although residual minor negative effects are likely to remain.	-
34 - No significant effects. The policy could have a minor positive effect in terms of townscape should congestion measures be effective.	+
35 – Neutral impact on objective.	0
36 – Neutral impact on objective.	0
37 – The design policy requires development to take into account its surroundings and create a high quality townscape and landscape and public realm. Significant positive effect.	++
38 – As with Policy 37 above, new development at strategic and major sites is expected to improve and enhance the existing townscape and landscape. By requiring early consideration of such issues into the design of major and strategic schemes; it should improve their design and strengthen the benefit in terms of townscape and landscape. Significant positive effect.	++
39 – The policy performs strongly in terms of this objective through protecting and enhancing the historic environment and preventing the loss of heritage assets without compelling justification. The policy aims to ensure that development has a positive contribution on assets. Major positive effect.	++

Commentary	Score
40 – Historic buildings would require a 'sensitive approach' to sustainable design and construction which should safeguard the special character of such assets. Neutral impact on objective	0
41 – The wording of the policy says that applications would be supported where they do not unacceptably impact upon biodiversity. Therefore there should be no negative effects.	0
42 – Neutral impact on objective. May have slight positive impact on landscape, assets etc. where they are in a floodplain; preventing new development from affecting the setting of such features.	0
43 – Neutral impact on objective	0
44 – Minor positive. This policy would protect and enhance the landscape including the nationally designated AONB and also locally valued landscape features in accordance with advice contained in the AONB Management Plan and Oxfordshire Wildlife and Landscape Study respectively. Development is allocated at North West and East Harwell Oxford Campus subject to sensitive design of the scheme, extensive mitigation and a Landscape and Visual Impact Assessment. The Harwell LVIA states that there will be a short to medium term negative effect whilst screening vegetation matures at the site. The remainder of the AONB would continue to benefit from strong policy protection.	+
45 – This policy would protect and enhance existing green infrastructure, and also create new green infrastructure. This would improve the townscape and also help to preserve and improve the landscape. Major positive.	++
46 – Achieving a net gain in biodiversity through restoring, recreating and reconnecting habitats is likely to lead to Major positive effects in terms of protecting and enhancing the landscape. The AONB contains many of the environmental designations so will be indirectly preserved. Major positive effect.	++

Summary and Recommendations:

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects through ensuring a higher quality townscape and more sympathetic development; an improved townscape in the Botley area; provision of green infrastructure and achieving a net gain in biodiversity. These effects are likely to occur over the medium to long-term, as they are (in part) dependent on the improvement of Botley town centre and development at Harwell Oxford Campus which are strategic schemes that will likely to take longer to deliver.

The Plan has been appraised to have no significant negative effects.

Recommendation

Policy 9 – consider the need to identify replacement land as Green Belt to ensure that there is no net loss in Green Belt land.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 9** 'Reduce air, noise and light pollution'*

Commentary	Score
1 – minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Cumulatively, focussing development at the largest areas would likely lead to negative impacts, in part mitigated by the sustainable transport and design policies.	-
4 - Increased housing will generate increased air emissions (through road traffic, energy consumption and construction of developments) noise levels (through road traffic, general activity and construction) and light pollution (through lighting for buildings, both internal and external and car parking). This will be in part mitigated through sustainable design and construction techniques. Strategic sites that neighbour sources of noise pollution require noise mitigation measures in-line with the site templates. Air quality mitigation measures are required by the site templates for sites to the south in close proximity to Abingdon (North Abingdon, North West Abingdon and North West Radley) to prevent negative effects for the AQMA. Additionally the sites at Harwell Oxford Campus are both within the AONB which, after mitigation, still has the potential to lead to minor noise and light pollution effects. Minor negative effect.	-
5 – The policy would likely lead to minor positive effects in terms of air, noise and light pollution as it would retain contingency sites in the Science Vale area ensuring that contributions towards transport infrastructure are maintained.	+
6 – There could be cumulative impacts relating to the scale of development proposed at Harwell Oxford Campus in relation to the AONB and the effect of noise on the tranquillity of the landscape, although policies 36 and 39 would apply in order to mitigate the impact. It is considered that a minor negative effect would remain.	-
7 – The supporting text lists infrastructure as including transport improvements and new social facilities (education, health, community infrastructure). Additional development, in particular new roads, is likely to increase air, noise and light pollution. Mitigated to a minor negative effect through sustainable design policies, landscape, natural resources and sustainable transport.	-
8 – The Abingdon and Oxford Fringe Sub Area contains two AQMAs at Abingdon and Botley. The revised policy allocates an increase in housing development in this area however not at sites within immediate proximity to the AQMA. The site templates require development to consider impacts on the AQMA and provide contributions towards public transport. Other sustainable transport and design policies should help to mitigate the effect and prevent a major negative effect occurring. Minor negative overall	-
9 - Due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
10 – See policy 6 regarding Abingdon AQMA. Minor negative.	-
11 – The scale of redevelopment at Botley would be proportionate to the role and function of Botley as a Local Service Centre. As such, the redevelopment would meet the day-to-day needs of local residents and should not generate a significant amount of trips given the sustainable location and good public transport links. The AQMA along the A34 should not be affected. No effect.	0
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – no effect	0
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Minor negative effects – the contributions towards highways and the development itself are likely to increase traffic on the roads. Despite the measures to encourage alternatives modes, this is likely to be a negative, albeit minor, effect on noise, light and air pollution. The sites at Harwell Oxford Campus are likely to lead to minor residual light and noise pollution effects whilst screening vegetation matures given its sensitive location in the AONB.	-
16 – Neutral – the positive effects of decommissioning the power plant are countered by the potential operational impacts of a business park of other employment land on the site.	0
17 - The construction and use of the new roads in and adjacent to the AONB would likely lead to negative effects in terms of noise. The visual impact should be mitigated through the 'Landscape' policy. The policy refers to the requirement for 'tranquillity' which would prevent significant negative effects occurring, however it is likely that some minor residual effect would remain in comparison to the baseline of greenfield land in the AONB.	-
18 - No link with this objective as this is a *safeguarding* policy.	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X

Commentary	Score
20 – Minor negative effects – whilst there are policies that mitigated for the development's effects, preventing a significant negative effect, there are likely to be residual minor negative effects.	-
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Building at a higher density would likely increase concentrations of air, noise and light pollution. Minor negative.	-
24 – Housing in general (affordable and market) is likely to increase air, noise and light pollution and therefore result in minor negative effects.	-
25 – This policy would be contrary to other policies in the plan, however it would be of a small scale and therefore unlikely to result in a significant effect.	-
26 - No link with this objective.	X
27 – Neutral effect on this objective	0
28 – Additional development, no matter how efficient, wills likely increase levels of air, noise and light pollution. The policy would not allow 'unacceptable harm to the amenities of nearby residents and occupiers', and would ensure 'the scale, nature and appearance of the employment does not harm the character of the area', which would prevent significant effects occurring – although it is considered that residual minor negative effects would occur.	-
29 - Neutral impact on objective, although there could be a minor effect if employment land is considered unsuitable due to its impact on amenity and subsequently changes use to a different use.	0
30 – As 24 above. Intensification of existing sites could lead to negative impacts in terms of this objective. Minor negative.	-
31 – Neutral impact on objective	0
32 – Minor negative effects through new development.	-
33 –The key infrastructure requirements around Harwell Oxford Campus, Wantage and Didcot are in or adjacent to the AONB could lead to negative effects in both the construction and operational stages, creating noise and impacting views through light pollution. The impacts of these schemes should require extensive mitigation in order to ensure that the beauty and tranquillity of the AONB is not compromised by the construction and improvement of roads.	-
34 - No significant effects. Reduced congestion is likely to lead to minor positive effects in terms of air quality and health of residents.	+
35 – Increased public transport use and active travel should help to reduce emissions from transport and improve air quality. Minor positive.	+
36 – Improved electronic communications should help to reduce the need to travel with benefits for air and noise quality. Minor positive	+
37 – The design policy should contribute towards reducing people's exposure to pollution through careful siting, landscaping and green infrastructure for new development. Minor positive.	+
38 – minor positive effects for major and strategic sites (see Policy 37 above).	+
39 – Neutral impact on objective	0
40 – This policy would minimise air pollution for new development, require less artificial lighting and utilise increased planting to screen light pollution. Minor positive	+
41 – Renewable energy generation would likely replace a proportion of non-renewable energy generation and lead to potential minor positive effects through an improvement in air quality. There is uncertainty over the impact of renewable energy generation over noise although the criteria regarding landscape and residential amenity should ensure that there is no Major negative impact.	+
42 – Neutral impact on objective	0
43 – This policy would lead to no deterioration in air quality arising as a result from new development, and aims to improve air quality where possible. Therefore a minor positive impact.	+
44 – 'Tranquillity and the need to protect against intrusion from light pollution, noise and motion' – minor positive for the landscape.	+

Commentary	Score
45 – Green infrastructure offers additional potential to improve air quality and screen light and noise pollution. Minor positive.	+
46 – Neutral impact on objective	0

Summary and Recommendations

The policies in LPP1 have the potential to increase air pollution within the district's AQMAs; however mitigation measures should prevent this from being a major effect. Additionally, the decision to allocate development at East Harwell Oxford Campus (in the AONB) would likely result in residual negative effects in terms of light and noise pollution in a tranquil area, even after the extensive mitigation measures proposed in the site template and LVIA mitigation strategy are implemented.

The Local Plan Part 1 is unlikely to have significant effects, either positive or negative, for this objective.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 10** 'Reduce greenhouse gas emissions and the use of resources and improve resource efficiency'*

Commentary	Score
1 – Minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – The additional development would likely lead to increased resource use and emissions.	-
4 – The level of housing development proposed would lead to an increase in the total amount of greenhouse gas emissions, energy use, and water use. The sustainable construction and design, renewable energy and natural resources policies would reduce the effect through improving the efficiency, thus resulting in a lower per capita rate of emissions, energy and water use. An increase in the housing target, as per the revised policy, would lead to further emissions, resource use and greenfield land use. A small number of strategic sites could potentially sterilise a viable mineral resource. Minor negative effect.	-
5 – The policy would likely lead to minor positive effects in terms of emissions and the use of resources as it would retain contingency sites in the Science Vale area ensuring that contributions towards transport infrastructure are maintained.	+
6 – The level of development proposed would most likely increase emissions, waste production, water and energy use in the Vale. The requirements of the sustainable design and construction policy would require non-residential development to reach BREEAM very good status, which would reduce the impact from a significant negative effect to a minor negative effect.	-
7 – The additional infrastructure, through delivering new buildings and facilities, is likely to increase emissions, energy use and water use and also could involve developing greenfield land. Conversely, it would also provide adequate infrastructure for water and sewage. Additionally policies 30 and 33 would reduce the levels of resource use. Overall a minor negative impact.	-
8 – Would lead to more resource use and emissions. Small scale development plus mitigation through sustainable design and construction policies. The site at Kingston Bagpuize East and the reserve site at Kingston Bagpuize South could sterilise a potentially viable mineral resource. Minor negative effect.	-
9 - Due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
10 – Redeveloping the sites in accordance with policies 30 (sustainable design) and 33 (natural resources) would likely reduce the resource use and emissions in comparison to the existing buildings and lead to significant positive effects. It is noted that the energy involved in demolition and construction, and taking into account the embodied energy of the existing buildings, the significant positive effect would likely be reduced to a minor positive.	+
11 – Minor positive.	+
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – no effect	0
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Sites will need to meet requirements of Policy 30; however it is still likely to result in minor negative effects in regard to energy use, GHG emissions and waste production at a minimum. The site at East Hanney could sterilise a potentially viable mineral resource. Minor negative effect.	-
16 – Potentially a positive effect comparing a fossil fuel power station to employment land. However, more information will be necessary before a judgement can be made. Final land use is uncertain at this stage. Neutral effects	0
17 - Minor negative effect - construction of a new road would likely lead to additional movements serving the planned new housing and employment land. As a result of this there is likely to be increased emissions from transport – however, this might be mitigated through more efficient travel speeds i.e. less congestion. Significant negative effects are not envisaged however as a result of the improvement of public transport and provision of cycling facilities, and the improved links between housing and employment land which would likely reduce long distance commuting and reduce the need to travel.	-
18 - No link with this objective as this is a *safeguarding* policy.	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X

20 – Sites will need to meet requirements of Policy 30; however it is still likely to result in minor negative effects in regard to energy use, GHG emissions and waste production at a minimum. The site at South West Faringdon could sterilise a potentially viable mineral resource. Minor negative effect.	-
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Building at a higher density encourages the efficient use of land. Major positive.	++
24 – The level of housing development proposed would lead to an increase in total amount of greenhouse gas emissions, energy use, and water use. The sustainable construction and design, renewable energy and natural resources policies would reduce the effect through improving the efficiency, thus resulting in a lower per capita rate of emissions, energy and water use. Minor negative effect.	-
25 – This policy would be contrary to other policies in the plan, however it would be of a small scale and therefore unlikely to result in a significant effect.	-
26 - No link with this objective.	X
27 – Minor positive effect – by ensuring the provision of legal sites, adequate infrastructure will ensure the supply of water and disposal of sewage; and also maximise opportunities for recycling and waste collection. The policy would be more effective at ensuring the efficient use of land if it required the best quality agricultural land to be safeguarded.	+
28 – Additional development would likely increase emissions, resource use and waste generation. Additional land take would also be required although in rural areas the preference is for the re-use of existing buildings. The sustainable construction and design policy would prevent significant negative effects occurring, however, as already stated, additional development would likely increase emissions and resource use and likely lead minor negative effects.	-
29 – Major positive in terms of encouraging the efficient use of land.	++
30 – As 24 – although criteria would promote the efficient use of land and sustainable transport to mitigate the impact. Minor negative.	-
31 – Additional development would lead to a minor negative impact in terms of resource use.	-
32 – Likely a minor negative impact through allowing additional development and increasing total emissions. Significant negative effects would be mitigated through the requirements of the sustainable construction and design policy,	-
33 – The policy seeks to improve air quality however at the same time road it also proposes the delivery of new and improved road infrastructure to support key sites. Minor negative overall.	-
34 – No significant effects. Reduced congestion is likely to lead to minor positive effects in terms of air quality from static traffic; however reduced congestion may further encourage car use. Neutral affect overall.	0
35 – Improved public transport links and walking and cycling infrastructure will support modal shift, reducing emissions from transport. Minor positive.	+
36 – Electronic communications infrastructure should help to reduce the need to travel in the district, with minor positive effects in terms of transport emissions.	+
37 – Policy has been revised to minimise energy consumption and mitigate water run-off and flood risk. Design to promote sustainable transport. Minor positive.	+
38 – The policy requires strategic sites to encourage sustainable transport and deliver open space which should help to reduce emissions.	+
39 – Neutral impact on objective	0
40 – This policy would lead to positive effects for new development and refurbished/retrofitted buildings. It would also reduce resource use per capita in the Vale. The Housing Standards Review will set national standards for sustainable design and construction, removing Code for Sustainable Homes and BREEAM (as required under previous iterations of the policy). The policy approach contains a number of sustainable design and construction techniques that are above the national standards, so has the potential to lead to minor positive effects in terms of resource use and sustainable design and construction. It should be noted that optional standards exist above the national standards for water use which could require development to reduce water use from 125 litres / person / day to 110 litres / person / day. The Council should consider this optional requirement as the South East is in 'water stress'.	+
41 – This policy would promote renewable energy generation and replace non-renewable energy, leading to reduced greenhouse gas emissions. Major positive.	++

42 – PDL may be in a flood risk zone; or utilising PDL might make flooding worse elsewhere by affecting runoff rates. Minimising land use however will be positive in terms of reducing the amount of paved surfaces; although it is noted that the additional development proposed will contribute to the baseline situation and increase the risk of flooding overall, but not significantly. Minor negative.	-
43 – This policy would lead to a positive effect for this objective by increasing the recycling of waste, reducing energy and water use, and reducing emissions. With the new development proposed in the Vale total resource use will increase, however by adopting this policy the resource use per capita will likely decrease. Resource efficiency will be improved although it will be unlikely that greenhouse gas emissions will reduce. Therefore only a positive effect rather than a significant positive. As per Policy 30 above; the policy should consider going 'above and beyond' the national standards for water use in-light of the Vale's location within the water stressed Thames catchment area.	+
44 – Neutral impact on objective	0
45 – Neutral impact on objective	0
46 – Neutral impact on objective	0

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects through building at a higher density; using brownfield land where possible and the promotion of renewable energy. These effects are likely to occur over the medium to long-term, essentially due to their dependence on delivery of housing which is dependent on not only to the market status but also through making up the historic undersupply of housing supply. The policies in LPP1 are considered to lead to an increase in the total emissions and resource use of the Vale through an increased population; however per capita use is likely to decrease with the policy approach of LPP1. The design policies 37 and 37A should help reduce emissions from transport by encouraging sustainable transport and promoting buildings that minimise energy consumption. Some of the additional sites have the potential to lead to negative effects in terms of sterilising mineral resources.

The Plan has been appraised to not have any significant negative effects.

Recommendation:

Policy 3 – the Council should require that, for strategic sites that overlie a potentially viable mineral resource, an assessment is made of whether or not the mineral is viable; and, if it is viable, prior extraction of the mineral occurs before development takes place wherever possible (subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.

*Appraisal Of Local Plan Part 1 Policies against **SA Objective 11** 'Increase resilience to climate change and flooding'*

Commentary	Score
1 – Minor positive	+
2 – no clear link with the objective. This policy is a procedural policy and any future amendment to the housing target is uncertain at this stage.	X
3 – Neutral impact on objective – increased flood risk of concentrating the most development in the largest towns (particularly Abingdon and Wantage) would be mitigated by policy 34 flood risk.	0
4 – Flood risk policy 32 would prevent any potential increase in flood risk, and green infrastructure policy 35 could improve the situation. New properties would be built to be resilient to extremes in climate in accordance with policy 30. The vast majority of sites will require the release of greenfield land; with a small number of sites potentially resulting in the loss of Grade 2 Agricultural Land. The district contains a considerable amount of the Best and Most Versatile Agricultural Land and therefore some loss is probable. Minor negative effect.	-
5 – Potential minor negative due to the potential to require contingency sites to come forward in urban areas that contain areas of flood risk. Mitigation policies would apply preventing significant adverse effects.	-
6 – The requirements of policies 32 (flood risk) and 30 (sustainable design and construction) would lead to no increase in flood risk and would deliver buildings that would be more responsive to extreme variations in climate. Minor positive.	+
7 – Infrastructure includes green infrastructure and open space provision. Minor positive.	+
8 – Abingdon and Botley are susceptible to flooding. Small scale development plus mitigation through Policy 32 would lead to no effect.	0
9 - Due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
10 – The Charter and Abbey Centre area contains some areas of Flood Zone 2 and 3; although any increase in flood risk would be prevented by the requirements of policy 32 flood risks. There is the potential to incorporate SuDS which could reduce flood risk in comparison with the existing development. Additionally policy 30 sustainable design would improve the resilience of the buildings to extreme weather events. Minor positive.	+
11 – As policy 7 (although no flood zones on Botley site). Minor positive	+
12 - No link with this objective as this is a *safeguarding* policy.	X
13 – no effect	0
14 - No link with this objective as this is a *safeguarding* policy.	X
15 – Wantage C (Monks Farm) and North West Harwell Oxford Campus have a flood zone running through the middle of the site, and there are also areas of flood zone to the north of the Valley Park site. It is presumed that appropriate uses will be designated for these areas and it is unlikely to make flood risk worse to the surrounding areas as this is prohibited by the National Planning Policy Framework.	0
16 – No effect as the site is not located within a flood zone.	0
17 - Minor negative – the location of the new roads and improvements would result in the loss of Grade 2 Agricultural land, however the scale of development involved would not result in a significant amount of land lost to development.	-
18 - No link with this objective as this is a *safeguarding* policy.	X
19- No significant effects. No clear link with this objective (safeguarding transport land).	X
20 – The proposed sites are not within flood zones 2 or 3.	X
21 – No significant effects. No clear link with this objective (safeguarding transport land).	X
22 – Neutral impact on objective	0
23 – Higher densities would likely result in a greater amount of paved surfaces in residential areas which could lead to a minor negative effect through increasing flood risk.	-
24 – Neutral impact on objective	0
25 – This policy would be contrary to other policies in the plan, however it would be of a small scale and therefore unlikely to result in a significant effect. Development should still not be allowed to occur in the floodplain.	-
26 - No link with this objective.	X

Commentary	Score
27 – There is no mention of flood risk in the criteria. This could lead to minor negative effects, although given the requirements of the National Planning Policy Framework and the sequential test, any potential flood risk should be mitigated	0
28 – Additional development would increase the amount of land that is paved or impermeable, increasing surface runoff and reducing the capacity of the land to absorb water. Minor negative.	-
29 – Efficient use of land would prevent unnecessary land take and the subsequent impact on flood risk. Minor positive.	+
30 – Neutral impact on objective	0
31 – Neutral impact on objective	0
32 – Could have an effect on flood risk, but would be mitigated by flood risk policy. Neutral impact on objective.	0
33 – Neutral impact on objective	0
34 - No significant effects. No clear link with the objective.	X
35 – Neutral impact on objective.	0
36 – Neutral impact on objective	0
37 – Revised policy seeks to ensure that new development is resilient to run-off and flood risk; and is designed to minimise energy use. Minor positive.	+
38 – The policy requires major and strategic sites to provide open space, landscaping and green infrastructure which should increase resilience to climate change in terms of adapting to extreme weather events (including rain and heat). Minor positive.	+
39 – Neutral impact on objective	0
40 – The adoption of sustainable design and construction techniques would lead to buildings that are able to respond to extremes in temperature, and would likely reduce rates of runoff in order to reduce flood risk. This is over and above the national standards as described in the Housing Standards Review. Significant positive.	++
41 – Neutral impact on objective	0
42 – This policy would increase resilience to flood risk by requiring new development (where feasible) to incorporate SuDS or similar techniques. Development would be diverted away from Flood Zones 2 or 3 and would only be allowed in exceptional circumstances. New development would not be allowed to increased flood risk. This policy would have Major positive benefits in terms of reducing flood risk for new development however it is noted that it would not greatly improve the situation for existing settlements (although SuDS and green infrastructure will contribute).	++
43 – Would lead to homes and buildings that can adapt to the changing climate (through natural heating and cooling) and have increased water efficiency which would in turn provide resilience against drier summers. The policy provides additional support for areas of the Best and Most Versatile Agricultural Land. Minor positive.	+
44 – Neutral impact on objective	0
45 – The implementation of green infrastructure can increase resilience to climate change and flooding. Major positive.	++
46 – Connecting biodiversity sites will increase resilience to climate change by allowing the migration of species. Achieving a net gain in biodiversity will lead to green infrastructure-style benefits. Minor positive effect.	+

Summary and Recommendations

In terms of Major Positive Effects (i.e. significant effects) on this objective, the Local Plan Part 1 as appraised achieves a number of these. Specifically, the plan would have significant effects through: the adoption of sustainable design techniques and the implementation of green infrastructure. These effects may be felt from the short-term through to the longer term. However, the greater the level of development the greater the effects will be. A number of sites are allocated on the Best and Most Versatile land in the district. The decision to allocate sites on such land will require careful justification.

APPENDIX 33: CONSULTATION RESPONSES AND HOW THEY HAVE BEEN TAKEN INTO ACCOUNT IN THE SA REPORT

Consultee	Summary of Response	How the response has been addressed in the SA Report
Environment Agency	No specific comments on the SA.	N/A
English Heritage	Comments on the site appraisal methodology regarding the setting of heritage assets.	Revised site appraisal methodology to utilise greater qualitative evidence and setting. Specific detailed comments on sites have been included in the site appraisal where provided. Mitigation measures suggested have been recommended in the SA.
	Detailed comments regarding the historic environment for particular sites.	Comments have been incorporated into the site appraisal and scores revised where necessary.
Natural England	Concern over the ability to mitigate the impacts of development on the AONB at East Harwell Oxford Campus	The Council commissioned independent consultants to undertake a Landscape and Visual Impact Assessment (LVIA) of all reasonable alternative site options at Harwell Oxford Campus; testing different growth quanta and testing the effectiveness of mitigation measures at the site. Four reasonable growth options were tested through the SA evidencing the LVIA. Appraisal findings of this are presented in Appendix A4.20 of the SA Report. The appraisal finds that a smaller allocation with a comprehensive mitigation strategy could be accommodated within the landscape.
	Concerns about the cumulative landscape impact of the plan and site allocations on the AONB.	A standalone cumulative effects section is located at Section 26.5 of the SA Report.
	Concern over reasoned justification for selecting the preferred approach and for not testing alternative approaches that exclude the AONB.	The 'reasons for selecting the alternatives dealt with' in relation to site options are explained at Section 13. The 'outline reasons for selecting the preferred approach' are explained at Section 13. Justification for development at Harwell Campus is outlined at Section 24.
	Query whether testing meeting housing need outside of the district has taken place.	The approach to meeting objectively assessed housing need is set out at Sections 12 and 13. The Council are first seeking to meet their objectively assessed housing need within the district and will discuss with other Oxfordshire authorities at a later date how to address any shortfall where other districts cannot meet their own need, in line with Policy 3a.
	Comments on particular site allocations	Comments have been incorporated into the site appraisal and scores revised where necessary.
	Queries about particular appraisal statements, requesting further justification.	Appraisal findings revised where necessary in-line with comments.
AONB Unit	Concerns over the landscape impact of allocating housing at East Harwell Oxford Campus up to a potential 3,400 homes.	The Council commissioned independent consultants to undertake a Landscape and Visual Impact Assessment (LVIA) of all reasonable alternative site options at Harwell Oxford Campus; testing different growth quanta and testing the effectiveness of mitigation measures at the site. Four reasonable growth options were tested through the SA evidencing the LVIA. Appraisal findings of this are presented in Appendix

		A4.20 of the SA Report. The appraisal finds that a smaller allocation with a comprehensive mitigation strategy could be accommodated within the landscape.
	Concerns about the cumulative landscape impact of the plan and site allocations on the AONB.	A standalone cumulative effects section is located at Section 26.5 of the SA Report.
	Concern over reasoned justification for selecting the preferred approach and for not testing alternative approaches that exclude the AONB.	The 'reasons for selecting the alternatives dealt with' in relation to site options are explained at Section 13. The 'outline reasons for selecting the preferred approach' are explained at Section 13. Justification for development at Harwell Campus is outlined at Section 24.
	Query whether testing meeting housing need outside of the district has taken place.	The approach to meeting objectively assessed housing need is set out at Section 12 to 13. The Council are first seeking to meet their objectively assessed housing need within the district and will discuss with other Oxfordshire authorities at a later date how to address any shortfall where other districts cannot meet their own need, in line with Policy 3a.
The Berks, Bucks & Oxon Wildlife Trust	Specific comments on South Cumnor Site Appraisal and the need to contribute towards the achievement of the objectives of the Oxford Heights West Conservation Target Area.	Added to site appraisal as mitigation.
	Highlighting the need for appropriate mitigation for Hackpen Hill SAC for East Challow site.	Added to site appraisal as mitigation.
Thames Water	Comments on the water and wastewater capacity of sites and likely requirements for additional infrastructure to meet demand.	Added to the site appraisal and mitigation measures where necessary.
George Lambrick	Concern that the SA does not adequately assess the setting of heritage assets.	Revised site appraisal methodology to utilise greater qualitative evidence and setting. Specific detailed comments on sites have been included in the site appraisal where provided. Mitigation measures suggested have been recommended in the SA.
	Believes that heritage and landscape SA Objectives should not be conflated.	The SA Framework was agreed by stakeholders and the statutory consultees in 2012 and has been retained for consistency with previous SA and Interim SA Reports for Local Plan Part 1.
	Recommendations for additional baseline data to be included in the SA Report.	Map of designated heritage assets included in Section 7. Site Appraisal includes information on heritage assets within the site or nearby.
	Concerns about the cumulative effects of the plan and site allocations on heritage and historic assets.	A standalone cumulative effects section is located at Section 26.5 of the SA Report.
	Concern over reasoned justification for selecting the preferred approach and for not considering alternatives.	The 'reasons for selecting the alternatives dealt with' in relation to site options are explained at Section 13. The 'outline reasons for selecting the preferred approach' are explained at Section 13.
	Suggestions for additional monitoring indicators	Included in Section 31.