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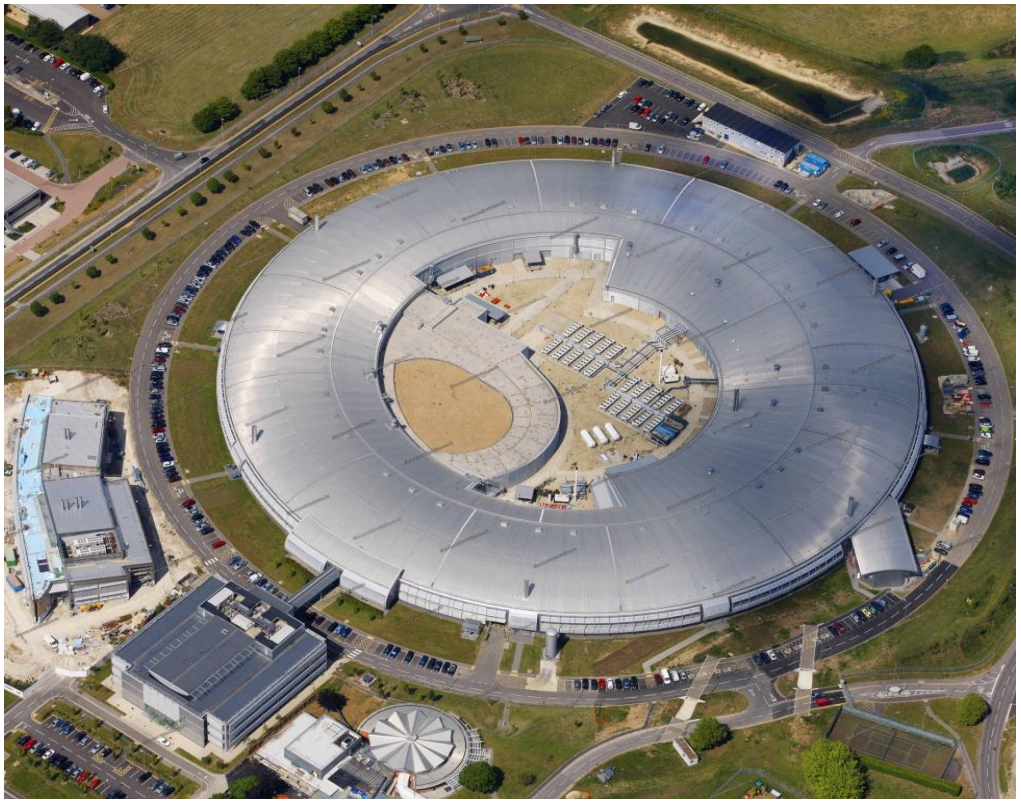
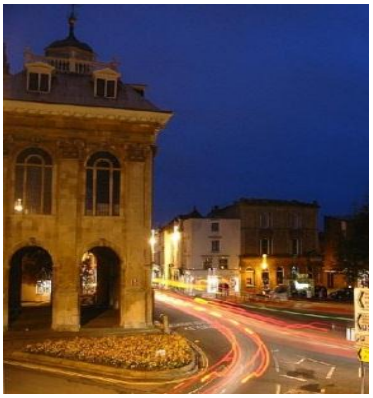
Vale of White Horse District Council

Sustainability Appraisal (SA) Report for the Vale of White Horse Local Plan 2031 Part 1 Additional Consultation





Interim SA Report

February 2014

REVISION SCHEDULE					
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1	February 2014	Interim SA Report published for consultation alongside the 'Local Plan 2031 Part 1 Strategic Sites and Policies' focussed consultation document	Anthony Whitaker Graduate Consultant	Alex White Associate Director	Steve Smith Technical Director

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INTRODUCTION

1 BACKGROUND

1.1.1 URS is commissioned to undertake Sustainability Appraisal (SA) in support of the emerging Vale of White Horse Local Plan Part 1. The Plan, once adopted, will set the framework for future development in the Vale of White Horse for the period up to 2031. SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues, with a view to avoiding and mitigating adverse effects and maximising the positives. SA of Local Plans is a legal requirement.[1]

2 SA EXPLAINED

2.1.1 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.[2]

2.1.2 In-line with the Regulations, **a report (which we call the 'SA Report') must be published for consultation alongside the draft plan** that 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.[3] The report must then be taken into account, alongside consultation responses, when finalising the plan.

2.1.3 The Regulations prescribe the information that must be contained within the SA Report. Essentially, **there is a need for the SA Report to answer the following four questions**:

1. What's the scope of the SA?
   - The scope must be established subsequent to a review of the sustainability context and baseline, and consultation with designated environmental authorities.
2. What has Plan-making / SA involved up to this point?
   - Preparation of the draft plan must have been informed by at least one earlier plan-making / SA iteration at which point 'reasonable alternatives' are appraised.
3. What are the SA findings at this stage?
   - i.e. in relation to the draft plan.
4. What happens next (including monitoring)?

3 THIS INTERIM SA REPORT

3.1.1 At the current stage of plan-making the Council is not consulting on a complete draft plan. Rather, the Council is holding a 'focussed consultation', i.e. a consultation focused on a limited range of plan issues – most notably the revised housing target and additional strategic sites. This Interim SA Report is produced with the intention of informing the consultation and subsequent preparation of the draft plan.

Structure of this Interim SA Report

3.1.1 Despite this being an 'Interim' SA Report (i.e. a document that does not need to provide the information legally required of the SA Report) it is nonetheless helpful to structure this report broadly according to the four questions listed above.

[1] Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that local planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012). The Town and Country Planning (Local Planning) (England) Regulations 2012 require that an SA Report is published for consultation alongside the 'Proposed Submission' plan document.
[2] Directive 2001/42/EC
[3] Regulation 12(2)

PART 1: WHAT'S THE SCOPE OF THE SA?

4 INTRODUCTION (TO PART 1)

4.1.1 In order to introduce the reader to the scope of the SA, this 'part' of the Report answers the following questions:

- What's the sustainability 'context'?
- What's the sustainability 'baseline'?
- How would the 'baseline' evolve without the implementation of the plan?
- What are the key issues that should be a focus of SA?

4.1.2 **Chapter 5** describes what the Local Plan Part 1 is seeking to achieve..

4.1.3 The three scoping questions are answered in **Chapters 6 – 9.** The scoping questions are answered for the following eight sustainability 'topics':

- Population
- Housing
- Economy
- Travel
- Historic Environment
- Natural Environment
- Living Environment
- Resources

4.2 Consultation on the scope

4.2.1 The Regulations require that: '*When deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies'.* In England, the consultation bodies are Natural England, the Environment Agency and English Heritage.[4]

4.2.2 Scoping work was originally undertaken in 2012 and as part of this a Scoping Report was published for consultation[5]. The March 2013 Interim SA Report updates the 2012 Scoping Report and contains a more comprehensive summary of the scope of the SA. For brevity the key issues are repeated in **Chapters 6-8** however readers are encouraged to read the March 2013 SA Report for more detail[6].

[4] In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programme'.'*
[5] Available here: http://www.whitehorsedc.gov.uk/sites/default/files/SA%20Scoping%20Report%20FINAL.pdf
[6] Available here: http://www.whitehorsedc.gov.uk/sites/default/files/Vale%20of%20White%20Horse%20SA%20Report.pdf?bcsi_scan_AB11CAA0E2721250=0&bcsi_scan_filename=Vale%20of%20White%20Horse%20SA%20Report.pdf

5 WHAT IS THE PLAN SEEKING TO ACHIEVE?

5.1.1 The Local Plan – Part 1 will, once adopted, will set the framework for future development in the Vale of White Horse for the period up to 2031. The Strategic Objectives of the Local Plan Part 1 have not changed since the previous March 2013 consultation draft; and remain as follows:

1. Provide for a range of homes across the district to deliver choice and competition in the housing market.
2. Cater for existing and future residents' needs as well as the needs of different groups in the community, ensuring that an appropriate and sustainable proportion of new housing falls within the definition of affordable.
3. Direct growth to the more sustainable locations in the district and ensure that development is integrated with existing communities, reflects the built and natural heritage, and is supported by a sufficient range of services and facilities.
4. Improve the health and well-being of Vale residents and reduce inequality, poverty and social exclusion.
5. Support a strong and sustainable economy within the District, including the tourism sector.
6. Support the continued development of the Science Vale Oxford area as an internationally significant centre for innovation and science based research and business.
7. Maintain and enhance the vitality and viability of the Vale's town centres and local shopping centres in order to strengthen their service centre roles.
8. Reduce the need to travel and promote sustainable modes of transport.
9. Ensure new development is accompanied by appropriate and timely infrastructure delivery to secure effective, and wherever possible, sustainable transport choices for new residents and businesses.
10. Improve and protect the natural environment including biodiversity.
11. Ensure all new development achieves high quality design standards and to protect and enhance the natural, historic, cultural and landscape assets of the Vale.
12. Minimise greenhouse gas emissions across the district and increase our resilience to likely climate change impacts, especially flooding.

5.2 What's the plan not trying to achieve?

5.2.1 It is important to emphasise that the plan will be strategic in nature. Even the identification of sites should be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). The strategic nature of the plan is reflected in the scope of the SA.

6 WHAT'S THE SUSTAINABILITY 'CONTEXT'?

6.1 Introduction

6.1.1 An important step when seeking to establish the appropriate 'scope' of an SA involves reviewing 'sustainability context' messages (e.g. issues, objectives or aspirations) set out within relevant published plans, policies, strategies and initiatives (PPSIs). Sustainability context messages are important, as they aid the identification of the 'key sustainability issues' that should be a focus of the SA. Key messages from this review, with specific emphasis on the National Planning Policy Framework, are summarised below. A comprehensive review can be found in Appendix 2 of the Scoping Report (September 2012).

6.2 Key messages from the National Planning Policy Framework[7]

6.2.1 The National Planning Policy Framework, read as a whole, constitutes "*the Government's view of what sustainable development in England means in practice for the planning system*". The following is a summary of the guidance included in the National Planning Policy Framework that is of relevance to this SA.

Community: Population, Health, Crime and Social Equity

6.2.2 The social role of the planning system is defined as 'supporting vibrant and healthy communities', with a 'core planning principle' being to 'take account of and support local strategies to improve health, social and cultural wellbeing for all'.

6.2.3 The National Planning Policy Framework advises that planning policies should promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. The National Planning Policy Framework states that ensuring that there is a 'sufficient choice of school places' is of 'great importance'. To this end, local authorities are called upon to take a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

6.2.4 Specific protection and promotion of town centres is encouraged. Specifically, local planning authorities should 'define the extent of town centres' and set policies that 'make clear which uses will be permitted in such locations', and 'promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres'.

Housing

6.2.5 The National Planning Policy Framework states that local planning authorities should meet the 'full, objectively assessed need for market and affordable housing' in their area with a view to creating 'sustainable, inclusive and mixed communities'. Planning authorities should ensure provision of affordable housing onsite or externally where robustly justified.

6.2.6 Plans for housing mix should be based upon 'current and future demographic trends, market trends and the needs of different groups in the community'. Larger developments are suggested as sometimes being the best means of achieving a supply of new homes, with these to be developed in accordance with the 'principles of Garden Cities'.

[7] CLG (2012) National Planning Policy Framework [online] available at: http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf (accessed 01/2014)

Economy

6.2.7 The contribution the planning system can make to building a strong, responsive economy is highlighted. This should include 'identifying and coordinating development requirements, including the provision of infrastructure'. There is a need to support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'. In addition, local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas.

6.2.8 The National Planning Policy Framework promotes competitive town centre environments and encourages positive planning policies to support them. It seeks resilient decisions that will anticipate economic changes, as well as promoting customer choice and a diverse retail offering. The need to enhance and retain markets is outlined within the National Planning Policy Framework, ensuring they remain attractive and competitive. There is the provision to only consider edge of town developments if they have good access with flexibility demonstrated in format and scale. This should be followed with an impact assessment to ensure the town centre remains viable and does not prejudice future growth.

Travel

6.2.9 In terms of transport and travel policies, the National Planning Policy Framework notes that these will have an important role in 'contributing to wider sustainability and health objectives'. It calls for the transport system to be balanced 'in favour of sustainable transport', with developments to be located and designed to facilitate these modes of travel. In order to minimise journey lengths for employment, shopping, leisure and other activities, the National Planning Policy Framework calls for planning policies that aim for 'a balance of land uses'. Wherever practical, key facilities should be located within walking distance of most properties.

Historic Environment

6.2.10 Heritage assets should be recognised as an 'irreplaceable resource' that should be conserved in a 'manner appropriate to their significance', taking account of 'the wider social, cultural, economic and environmental benefits' of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.

Natural Environment

6.2.11 Impacts on biodiversity should be minimised, with net gains in biodiversity to be provided wherever possible. To contribute to national and local targets on biodiversity, planning should promote the 'preservation, restoration and re-creation of priority habitats, ecological networks' and the 'protection and recovery of priority species'. High quality open spaces should be protected or their loss mitigated, unless a lack of need is established.

6.2.12 The National Planning Policy Framework states that the planning system should protect and enhance valued landscapes. Particular weight is given to 'conserving landscape and scenic beauty'. According to the National Planning Policy Framework, 'great weight' should be given to the conservation of the landscape and scenic beauty of Areas of Outstanding Natural Beauty (AONB), which have the 'highest level of protection' in this regard. The conservation of cultural heritage and wildlife in these areas is also an 'important consideration'

6.2.13 The National Planning Policy Framework aims to protect Green Belt land, the aim of which is to 'prevent urban sprawl by keeping land permanently open'. The National Planning Policy Framework calls on local planning authorities to 'plan positively to enhance the beneficial use of the Green Belt' to improve access, provide opportunities for outdoor sport and recreation, to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land'. The National Planning Policy Framework states that 'once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan', and sets out factors to consider when defining Green Belt boundaries.

6.2.14 The National Planning Policy Framework calls for planning policies and decisions to 'encourage the effective use of land' through the reuse of land which has been previously developed, 'provided that this is not of high environmental value'. Whilst there is no longer a national requirement to build at a minimum density, the National Planning Policy Framework requires local planning authorities to 'set out their own approach to housing density to reflect local circumstances'. The value of best and most versatile agricultural land should also be taken into account.

6.2.15 The National Planning Policy Framework makes clear that planning policies should be compliant with and contribute towards EU limit values and national objectives for pollutants; and states that new and existing developments should be prevented from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution. This includes taking into account Air Quality Management Areas (AQMAs) and cumulative impacts on air quality.

6.2.16 The planning system prevents new or existing development from contributing to or being put at unacceptable risk from, or being 'adversely affected' by 'unacceptable levels' of soil pollution or land instability. The planning system should contribute towards remediating and mitigating 'despoiled, degraded, derelict, contaminated and unstable land'.

6.2.17 Planning authorities should take account of the long term effects of climate change and 'adopt proactive strategies' to adaptation, with new developments planned to avoid increased vulnerability to climate change impacts.

6.2.18 In terms of flooding, development should be directed away from areas highest at risk and should not be allocated if there are 'reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding'.

Resources

6.2.19 The National Planning Policy Framework identifies as a 'core planning principle' the need to 'support the transition to a low carbon future in a changing climate'. A key role for planning in securing radical reductions in Greenhouse Gas (GHG) emissions is envisioned, with specific reference made to meeting the targets set out in the Climate Change Act 2008[8]. Specifically, planning policy should support the move to a low carbon future through:

- planning for new development in locations and ways which reduce GHG emissions;
- actively supporting energy efficiency improvements to existing buildings;
- setting local requirements for building's sustainability in a way that is consistent with the Government's zero carbon buildings policy;
- positively promoting renewable energy technologies and considering identifying suitable areas for their construction; and
- encouraging those transport solutions that support reductions in greenhouse gas emissions and reduce congestion.

6.2.20 The National Planning Policy Framework does not contain any specific waste policies[9]. Nonetheless, local authorities who are preparing waste related plans should have regard to the policies within the framework so far as they are relevant.

6.2.21 In relation to water resources, the National Planning Policy Framework states that local planning authorities should produce strategic policies to deliver the provision of a variety of infrastructure, including that necessary for water supply.

[8] The Climate Change Act 2008 sets targets for greenhouse gas (GHG) emission reductions through action in the UK of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline.
[9] National waste planning policy will be published as part of the National Waste Management Plan for England

6.3 Supplementing the National Planning Policy Framework

6.3.1 In addition to reviewing relevant contextual messages set out within the National Planning Policy Framework, it is also important to 'cast the net wider' and consider contextual messages established through other plans, policies, strategies and initiatives. The PPPSIs reviewed can be found in Appendix 2 of the Scoping Report (September 2012).

7 WHAT'S THE SUSTAINABILITY 'BASELINE' AT THE CURRENT TIME?

7.1 Introduction

7.1.1 Another important step when seeking to establish the appropriate 'scope' of an SA involves reviewing *the situation now* for a range of sustainability issues. Doing so helps to enable identification of those key sustainability issues that should be a particular focus of the appraisal, and also helps to provide 'benchmarks' for the appraisal of significant effects.

7.1.2 A review of the sustainability baseline is presented within the 2012 SA Scoping Report. This section presents a summary, updated as necessary.

Population

7.1.3 The 2011 census lists the population of the Vale as 121,000, a rise of 4.6% (from 115,627) in the 2001 census[10]. In 2001 the population of which lived in rural areas constituted just over 51%, however it is projected that that the majority of the population are now likely to live within the urban areas of the Vale as development has been focussed on these areas.

7.1.4 The population of the Vale is predicted to be 131,000 in 2021, an increase of 9,000 (7%) from 2011[11]. The figures suggest that the Vale has an increasing ageing population and that the number of working age population (16-64 males/59 females) is estimated to remain fairly static which, in terms of a growing population, has implications for the ability of the working population to support those who are not working.

7.1.5 The Index of Multiple Deprivation (IMD, 2010) ranks the Vale 306th out of 326 local authorities, with the 326th being the least deprived. There is however one Lower Super Output Area (LSOA), located in Abingdon, that is in the bottom 20% nationally.

Housing

7.1.6 The total number of dwellings in the District at 31st March 2010 was 50,650 of which Council Tax records indicate that some 1,263 were vacant (an increase of almost 30% on 2004 levels).

7.1.7 The key features of the existing housing stock as reported in the council's Housing Needs Assessment[12] (HNA) are that:

- The property type profile is skewed towards semi-detached and detached houses and bungalows, 71.0% of the current stock which is higher than the national level of 55%.
- Based on a calculation of occupants to bedroom numbers, under-occupation affects approximately 49.0% of all households, higher than the average found in more recent HNA surveys (around 40%). Over-occupation affects just 0.7% of all existing households, well below the average UK level indicated by the Survey of English Housing 2001/2 (3%). This is in line with the high proportion of larger properties as mentioned above.

7.1.8 The lack of affordable housing is an issue in the Vale. The average house price to earnings ratio for the Vale is lower than the average for Oxfordshire (8.6) although it has increased from 7.2 to 8.2 from 2009 to 2010. Both market and affordable housing completions are below the previous Local Plan 2011 targets.

[10] Office for National Statistics (ONS) / Subnational Population Projections, Interim 2011-based
[11] ONS Neighbourhood Statistics (2012)
[12] http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strateg-6

7.1.9 One of the components of the IMD (2010) deprivation calculation is access to housing including the level of household overcrowding, homelessness rates and the proportion of households aged under 35 whose income means they are unable to own a home. The results show that rural areas suffer the most in this regard.

Economy

7.1.10 The Vale has a very strong knowledge-based economy. The Vale is ahead of the national and regional figures for the percentage of the workforce in the top five socio-economic groupings and below the national and regional figures for groups 6 to 9. The Vale also has a higher than regional and national figure for job density which means that there is a good balance of residents of working age population and jobs available.

7.1.11 The recent recession has had an impact on the Vale's economy. Unemployment (demonstrated as the number of people claiming Job Seeker's Allowance) has increased from 0.7% to 1.6% (2006-2011), although this is lower than the South East (2.5%) and UK (3.8%) as a whole. The rate of claimants is highest around Abingdon and Wantage. In spite of the recession the Vale's economy is still performing considerably better than elsewhere in the country and south east. This is highlighted by the findings of the UK Competitiveness Index[13] which has consistently ranked the Vale within the top 15% in the country.

7.1.12 The percentage of working age population with an NVQ4 qualification or above is substantially higher than the national and regional figures[14]. This seems to suggest that residents are well suited to take up the level of high-tech jobs available in the district.

Travel

7.1.13 The Vale contains the A34 on its eastern edge, linking the M4 to the M40. The A420 and A417 roads run diagonally across the District providing links respectively to Swindon to the west and to Didcot to the east. Although the main east-west railway line runs through the Vale the only stations are at Appleford and Radley, although there is a station at Didcot just to the east of the District.

7.1.14 Data from the 2001 census indicates that in terms of the transport methods which Vale residents use to get to work the majority (66%) drive, or are a passenger in, a car. This is very similar to the South East (65%) but higher than the rate for England (61%). This high level of car usage is partly balanced by the fact that a higher percentage of people travel by bus or cycle in the Vale (12%) compared to the level in the South East (7%).

7.1.15 A slightly higher number of people work from home in the Vale (11%) compared to the South East (10%). Probably due to the lack of rail stations in the Vale only a small percentage of workers travel by rail (2%) compared to the South East (6%). Also travelling to work on foot is less prevalent in the Vale (8%) than in the South East (10%) which probably reflects the rural nature of the District and the dispersed settlement pattern. In 2008 64.4% of jobs within the Vale were filled by Vale residents and 54.1% of Vale residents had jobs within the Vale.

7.1.16 Average traffic flow in Oxfordshire as reported by Oxfordshire County Council has fallen by 0.3% on all roads between 2009 and 2010. Oxfordshire has experienced a smaller reduction in traffic flow when compared to the national picture (a 2% reduction in traffic flow). This decline may reflect increasing fuel prices, but also suggests a resilient local economy. Trunk roads in the county experienced the greatest reduction in traffic flows (-1.2%), in contrast traffic flows on the M40 in Oxfordshire increased by 0.7%.

[13] http://www.cforic.org/downloads.php
[14] https://www.nomisweb.co.uk/reports/lmp/la/2038431820/report.aspx

7.1.17 The rate of traffic flow on Oxfordshire's roads over the last 10 years (2000 to 2010) increased by 2%. Traffic on Oxfordshire's non-strategic roads, i.e. those roads for which Oxfordshire County Council are responsible, increased by 3% over ten years. Over the past five years (2005 to 2010) there has been a reduction in average traffic flow of more than 3% for all roads in the county (-3.18%). For the non-strategic roads there has been a decrease of -2.1%. Traffic growth generally across the South East has been forecast to rise by 24% between 2003 and 2015, and by 35% by 2025.

Historic environment

7.1.18 The area covered by the Vale has supported human habitation for thousands of years and it therefore has a rich and varied historic environment. Ancient remains dot the Downs to the south and the Vale's three market towns grew to prosperity in the middle ages. The Vale currently has 52 designated Conservation Areas within which there are certain limitations on development. There are also over 2,000 Listed Buildings in the Vale where changes to their structure or setting are strictly controlled. The Vale also has eight historic parks and gardens that are included in the English Heritage National Register of Parks and Gardens of Special Historic Interest.

7.1.19 The Vale also has a significant number of important archaeological sites. At present there are 68 Scheduled Ancient Monuments in the District. These recognised monuments include significant sites such as the Neolithic long barrow called Wayland Smithy and the Roman temple at Frilford. New archaeological sites are also constantly being found and assessed in the District and development is likely to lead to the discovery of further sites and artefacts.

Natural environment

7.1.20 The Vale also has a rich and diverse natural environment. Among the diverse habitats are a broken band of Ancient Woodland on the north Corallian Ridge, the Chalk Downs, which are designated as an Area of Outstanding Natural Beauty (AONB), fenland, chalk streams, and heathland forming some of Oxfordshire's rarest habitats and some traditional hay meadows in the floodplains of the Thames and Ock rivers. The area of the Vale within the AONB is 23.4% or 135 sq km of its total land area.

7.1.21 There are 23 Sites of Special Scientific Interest (SSSI) that cover some 908 hectares. Of these sites 98.97% are in favourable or unfavourable recovering condition. Two SSSIs are also European Special Areas of Conservation (SAC) at Cothill Fen, which consists of calcium-rich springwater-fed fens, and Hackpen Down, which is unimproved chalk grassland. The SSSI component of Hackpen Down SAC is in favourable condition. The SSSI component of Cothill Fen is in favourable recovering condition.

7.1.22 Among the diverse habitats are a broken band of Ancient Woodland on the North Corallian Ridge. In addition to these designations are two Local Nature Reserves and a number of Local Geological Sites and Local Wildlife Sites.

7.1.23 The Vale is predominantly rural with a significant part of its land under cultivation for farming. The quality of the farmland ranges from Grade 4 up to Grade 2 in a number of locations (Grade 1 is the best quality). The Agricultural Census from DEFRA indicates that in 2007 there were 565 holdings covering 47,162 ha in the Vale.

7.1.24 As stated earlier, 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 (see Figure 6.5). 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.

7.1.25 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. Twenty four per cent of rivers currently achieve good or better ecological status/potential including the Cole and Dorcan brook. Forty six per cent of rivers assessed for biology are at good or high biological status now, with 29 per cent at poor biological status, and no assessed river water bodies at bad status. Surface water quality in the catchment is generally good, with the Rivers Ock, Key and Ginge Brook having the poorest water quality in the catchment. It is expected that the other chemicals monitored under the Water Framework Directive will achieve good status by 2015, with an overall good ecological status by 2027.

7.1.26 There are a number of water-dependent Sites of Scientific Interest (SSSIs) in the area, designated in the main for their fen and meadow communities. These areas are characterised by a variety of vegetation types that are found on groundwater-fed peaty or mineral soils. These may be permanently, seasonally or periodically waterlogged.

7.1.27 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.

7.1.28 There are currently two Air Quality Management Areas in the Vale, one in central Abingdon and the other along the A34 in Botley as a result of high levels of NO_2 and PM_{10}.

7.1.29 Government guidance contained in the National Planning Policy Framework states that planning authorities should encourage the effective use of land by re-using land that has been previously developed or brownfield land. The trend in recent years has been towards increasing levels of development on greenfield land as brownfield sites gradually get built out. Due to the predominantly rural nature of the district and, given the level of housing that is required, it is inevitable that a substantial proportion of future development will need to be located on greenfield land. Given this, it is vital that all sites are allocated are sustainably located and cause the least amount of environmental harm.

Living environment

7.1.30 The health of the Vale's residents was found to be generally better than the average for England. All-cause mortality rates have fallen over the last 10 years and early death rates from cancer and from heart disease and stroke have also fallen and are better than the England average[15].

7.1.31 Another contextual health indicator which can be used to assess the relative health of residents in the Vale is the number of residents seeking Disability Living Allowance (DLA). Although this trend appears to be worsening, it is probably being exacerbated by the effects of the economic downturn. Nevertheless in spite of the worsening trend the Vale has one of the lowest figures of all the Oxfordshire authorities. Generally the areas around the main settlements are worst affected.

7.1.32 Natural England has developed a model which sets out the standards that are needed to ensure that all people have access to a variety of different types and sizes of open space, called the Accessible Natural Greenspace Standard (ANGSt). This can help local authorities in drawing up their Greenspace Strategies and will show the areas which are particularly deficient. It has been assessed that 0% of households meet all of the ANGSt standards and 51% meet none of the standards.

[15] Public Health England (2013) Vale of White Horse Health Profile 2013 [online] available at: http://www.apho.org.uk/default.aspx?QN=HP_METADATA&AreaID=50557

Resources

7.1.33 OFWAT's report Security of Supply: 2006-07 contains estimates of household consumption. Residents within the Thames Water region used on average 154 litres/head/day of water, down from 164 in 2005-06. Although consumption has decreased in the region, it is still higher than the industry average in England and Wales of 148 litres/head/day.

7.1.34 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 is performing considerably worse than all other Oxfordshire districts. This discrepancy 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.

7.1.35 The figures suggest that the Vale uses more gas and electricity per capita than the South East average. This is most probably due to its rural nature and may also be caused in part by the higher than average proportion of higher earners in the Vale.

7.1.36 The 2009 EU Renewables Directive includes a target that by 2020 15% of all energy consumption should be from renewable resources. Further work carried out by Thames Valley (TV) Energy shows that the Vale is performing extremely well in this indicator and is already producing some 11.5% of its energy needs through renewables. A total of 22.256 MW was produced within the Vale in 2011 of which 6.521 were from onshore wind and 14.893 MW were from landfill gas. The latter displaced some 84,544 tonnes of carbon each year.

7.1.37 The district runs a joint waste service with South Oxfordshire. Household Recycling rates are extremely high and both councils are amongst the top performing in the country. The district also performs well in terms of the amount of waste it produces per household. In 2010/11 this figure was 355.35 kg when the year-end target was 404.00 kg.

8 HOW WOULD THE BASELINE EVOLVE WITHOUT IMPLEMENTATION OF THE PLAN?

8.1.1 Just as it is important for the scope of SA to be informed by an understanding of current baseline conditions, it is also important to ensure that thought is given to how baseline conditions might 'evolve' in the future under the no plan / business as usual scenario. The following bullets list a range of 'future baseline' issues that should be a focus of SA and provide benchmarks for the identification of significant plan effects:

Population

8.1.2 ONS interim 2011-based subnational population projection estimates show that if recent population trends continue the Vale's population will grow to 131,000 by 2021.

8.1.3 The population of the Vale is ageing. A knock-on effect of an ageing population is that the 'typical household' will become much smaller, which means that with no additional housing the population of the District will fall. An ageing population will also mean that additional strain is put on community infrastructure in the future.

8.1.4 Without the proposals and policies in the LDF, the Vale's performance is likely to worsen as there would not be the housing and job growth needed. This would further impact upon other indicators such as income and access to services.

Housing

8.1.5 Without the sites in the Local Plan 2031 Part 1: Strategic Sites and Policies the average house price to income ratio would most probably continue to worsen as demand increases and supply diminishes. This would lead to rising unaffordability of home ownership and an increase in demand for affordable housing.

Economy

8.1.6 The economic activity rate would decrease without the planning economic/job and housing growth proposed in the plan, leading to increased unemployment. Without the science-based job growth planned in the internationally renowned Science Vale Oxford area the district would lose its competitive edge.

Travel

8.1.7 Not providing for the level of employment and housing growth in the Local Plan 2031 Part 1: Strategic Sites and Policies would reduce pressure on the road network system in general as there would be less cars and car journeys. However the range of transport initiatives identified within the Science Vale Oxford area are dependent on the level of development proposed and, without this, congestion on the existing local road networks are likely to continue to worsen as people seek alternative routes to the congested A34.

Natural environment

8.1.8 As a knock-on effect of increased commuting air quality is likely to decrease overall and in the AQMAs at Botley and Abingdon.

Living environment

8.1.9 The provision of accessible greenspace is likely to worsen without the policies and proposals in the LDF as it identifies areas which are deficient in certain types of greenspace.

9 WHAT ARE THE KEY ISSUES THAT SHOULD BE A FOCUS OF THE APPRAISAL?

9.1 Introduction

9.1.1 Drawing on the review of the sustainability context and baseline, the 2012 SA Scoping Report was able to identify a range of sustainability objectives and issues that should provide a methodological framework for the appraisal, ensuring it remains focused. Following post-consultation amendments, the SA Framework against which the plan is to be assessed was finalised and is set out in **Table 9.1** below:[17]

Table 9.1: SA Framework

Proposed Sustainability Objective	Appraisal Questions Does the alternative...

1. Provide sufficient suitable homes including affordable homes to meet assessed need.	• Provide:
	  ○ enough homes
	  ○ of appropriate types
	  ○ in appropriate locations
	  ○ at the appropriate times
	• Provide enough affordable homes

2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	• Provide:
	  ○ appropriate facilities and services;
	  ○ in appropriate locations;
	  ○ at the appropriate times
	• These should be well designed and inclusive and should include:
	  ○ health;
	  ○ education;
	  ○ recreation and sport;
	  ○ community, cultural and leisure; and
	  ○ other essential services.

3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	• Reduce the need to travel through more sustainable patterns of land use and development • Encourage modal shift to more sustainable forms of travel • Enable key transport infrastructure improvements
4. Improve the health and well-being of Vale residents.	• Provide and enhance the provision of community access to green infrastructure, in accordance with national standards • Reduce opportunities for crime and anti-social activities, and reduce fear of crime

5. Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	• Promote regeneration of deprived areas
	• Improve opportunities and facilities for all types of learning
	• Encourage an available and skilled workforce which:
	  ○ meets the needs of existing and future employers;
	  ○ reduces skills inequalities;
	  ○ helps address skills shortages.

[17] The 2012 Scoping Report contains a more detailed discussion of the key issues.

6. Support a strong and sustainable economy within the Vale's towns and rural areas.	• Promote economic growth and a diverse and resilient economy
	• Provide opportunities for all employers to access:
	  ○ different types and sizes of accommodation;
	  ○ flexible employment space;
	  ○ high quality communications and infrastructure.
	• Build on the knowledge-based and high tech economy in the Central Oxfordshire and Science Vale Oxford area, including the Science Vale Oxford Enterprise Zone
	• Promote and support a strong network of towns and villages and the rural economy

7. Improve and protect the natural environment including biodiversity, water and soil quality	• Protect and enhance natural habitats, wildlife, biodiversity and geodiversity • Protect the integrity of European sites and other designated nature conservation sites • Encourage the creation of new habitats and features for wildlife • Prevent isolation/fragmentation and re-connect / de-fragment habitats • Enhance water quality and help to meet the requirements of the Water Framework Directive • Protect groundwater resources • Minimise and reduce the potential for exposure of people to ground pollution
8. Protect, enhance and manage the cultural heritage and provide a high quality townscape and landscape.	• Protect and enhance archaeology and heritage assets, and areas of sensitive landscape including AONB and Green Belt. • Improve access to, and enjoyment, understanding and use of cultural assets where this will not cause harm
9. Reduce air, noise and light pollution	• Minimise and reduce the potential for exposure of people to noise, air and light pollution.
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	• Reduce greenhouse gas emissions • Re-use existing buildings • Promote development on previously developed land and minimise land use • Encourage sustainable, low carbon building practices and design • Reduce energy use • Promote renewable energy generation • Reduce water use • Provide adequate infrastructure to ensure the sustainable supply of water and disposal of sewerage • Maximise opportunities for reuse, recycling and minimising waste
11. Increase resilience to climate change and flooding	• Minimise and reduce flood risk to people and property • Respond to the likelihood of future warmer summers, wetter winters, and more extreme weather events • Minimise development on high quality agricultural land • Provide for local needs locally

PART 2: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

10 INTRODUCTION (TO PART 2)

10.1.1 The structure of Part 2 of this Interim SA Report is as follows:

Chapter 11 – Provides an overview of the plan-making / SA work undertaken in the build-up to the March 2013 SAReport consultation.

Chapter 12 – Explains the plan-making / SA work undertaken during the period from Summer 2013 to February 2014 in order to develop a revised housing target and preferred additional sites for the district[18].

11 OVERVIEW OF PLAN-MAKING / SA WORK UNDERTAKEN TO DATE

11.1.1 Plan-making has been on-going since 2007, when an 'Issues and Options' consultation was held. Subsequently, a 'Preferred Options' consultation was held in 2009, an 'Additional Consultation' was held in 2009/10 and then a 'Local Plan Part 1 Consultation'. To date there have been four main stages that have informed Local Plan Part 1 – three stages in the previous LDF/Core Strategy process; followed by a fourth Local Plan Part 1 consultation stage:

- Issues and Options (2007);
- Preferred Options (2009);
- Additional Consultation (2009 but the additional consultation closed on 29/01/2010); and
- Local Plan Part 1 Consultation Draft (2013).

11.1.2 These documents have explored a number of issues, setting out options and preferred options that the Council has made public over the last seven years. We have set out in this section a summary of the key issues and the options that have been considered to address them.

11.2 Issues and Options (2007)

11.2.1 The two key spatial choices explored in the Issues and Option Report (2007) were where to locate the housing development required by the then emerging RSS and whether to identify additional land for business development.

Housing

11.2.2 The Issues and Options Report identified six broad options (A – F) for where housing growth should take place within the district. They were:

A – within existing towns and villages;
B – brownfield or previously developed land;
C – as extensions to the edges of main settlements;
D – as extensions to the edges of villages;
E – In a new settlement; and
F – In settlements along public transport routes.

11.2.3 The Issues identified in 2007 included:

- Dealing with population change;
  - Meeting the needs of an ageing population;
  - Meeting the needs of a small, but growing migrant population;
- Fostering a greater sense of community;

[18] In-line with the regulations, the SA Report must present an appraisal of 'reasonable alternatives' as well as 'outline reasons for selecting the alternatives dealt with'.

- Creating opportunities that will enable more people to identify with and help in their local community;
- Tackling low income and deprivation;
- Finding ways to help low income households;
- Tackling health inequalities and health problems;
- Finding ways to tackle health inequalities and health problems in the Vale;
- Tackling crime and improving community safety;
- Tackling crime and reducing the fear of crime experienced by some Vale residents;
- Improving the educational attainment of our young people;
- Finding ways to encourage and enable more young people to obtain qualifications and/or to take up training; and
- Involving Young People

11.3 Preferred Options (2009)

Housing

11.3.1 The Preferred Options (2009) set out details of preferred sites and alternatives including:

- Abingdon;
  - west of Drayton Road
  - east of Drayton Road
- Wantage/Grove;
  - north east Wantage
  - north west of Wantage
  - north of Grove, west of Letcombe Brook
  - north of Grove, east of Letcombe Brook
- Didcot;
  - north of the B4493 Wantage Road
  - south of the B4493 Wantage Road
- Faringdon;
  - south of Park Road
  - east and west of Coxwell Road

Employment

11.3.2 In terms of employment land, the additional sites put forward for consultation in the Preferred Options Report were the following:

- Didcot area (relocation of the Steventon Storage Facility)
  - Land on the undeveloped part of the service area east of the A34 Milton Interchange
  - Land east of power station
  - Land north of Milton Park
- Wantage & Grove, Faringdon and Abingdon
  - south of the proposed Grove Station
  - adjacent to the possible housing site at NE Wantage (if allocated)
  - at Elms Farm east of the A338 at Grove
  - north of Grove Technology Park

- at south of Park Road, Faringdon housing site
- adjacent to the possible housing site south of Abingdon (if allocated)

Retail

11.3.3 In terms of retail, the additional sites put forward for consultation in the Preferred Options Report were the following:

- Abingdon – Bury Street Precinct (now called Abbey Shopping Centre) and the Charter area;
- Wantage – area around Waitrose in Wallingford Street;
- Faringdon – area around Budgens store and Southampton car park; and
- Botley – West Way shopping centre and Elms Parade.

11.4 Additional Consultation (2009 – 2010)

11.4.1 The following proposals were included within the Additional Consultation leaflets.

Housing

11.4.2 This included the following proposal:

- A site for 1,500 homes at north east Wantage, rejecting the site at south west Abingdon;
- The preferred sites south of Park Road in Faringdon and west of Didcot; and
- A new site for 400 homes at Harwell Campus.

Employment

11.4.3 Following the economic downturn, the revised forecasts suggest that the employment needs of residents in the Vale and Didcot can be met through existing allocations at Harwell Campus (4,000 to 6,500) and Milton Park (3,000 to 4,000). However, there will be scope to allocate additional land for local employment sites to give flexibility and choice, and help improve the self-containment of other settlements.

Retail

11.4.4 Proposals for the comprehensive development and environmental improvement areas at Botley and Wantage were no longer being pursued.

11.4.5 The following retail options were identified:

- Abbey Shopping Centre and Charter area in Abingdon; and
- Faringdon town centre.

11.4.6 The following options for Faringdon town centre were put forward for consultation:

- Extending Budgens supermarket to create a larger sales area with limited extra car parking spaces in the Southampton Street car park. Due to its historic town centre location there are limited opportunities for further expansion, or
- Identifying a site for a new supermarket and car parking out of the town centre
  - Either north west of Gloucester Street car park
  - Or east of Park Road.

11.5 Local Plan Part 1 Consultation Draft (2013)

11.5.1 The Local Plan Part 1 has been in development for a number of years. As part of the development of the plan, the Vale undertook a series of internal appraisals of options to guide their plan development. URS undertook a review of these appraisals and updated / amended them to reflect the evidence base set out in the 2012 Scoping Report and to provide an 'objective' assessment of the findings. Appraisal tables were jointly developed and appraised alternatives for the following Housing Delivery and Strategic Sites issues:

- Overall Spatial Pattern of Development;
- Refined Spatial Options;
- Strategic Sites; and
- Housing Delivery.

11.5.2 Additional issues included:

- Meeting Business and Employment (Employment Land Supply - Location Needs, Employment Land Supply needs)
- Didcot A
- Affordable Housing
- Housing Density
- Housing Mix (Housing Need incorporating housing mix; Lifetime home standards and the ageing population)
- Meeting the needs of gypsies and travellers
- Tourism-related development
- Retailing and other main town centre uses
- Sustainable design and construction (Sustainable construction; Sustainable Design – Climate Change Adaptation)
- The Historic Environment (The Historic Environment)
- New employment development on unallocated sites (Additional Employment Land Provision; Rural employment)
- Change of use of existing employment land and premises (Protection of existing employment sites)
- Botley Central Area

11.5.3 Of particular interest to this Interim SA Report is the 'story' behind how the Council arrived at the preferred spatial strategy; and the existing work to date for the strategic sites. A summary of the March 2013 SA findings of the reasonable alternatives for these two issues is set out below. More detailed appraisal findings can be found in the March 2013 SA Report.

Preferred Broad Spatial Strategy

11.5.4 There were two stages of options development to determine the preferred approach to the spatial strategy in the Vale.

The Overall Pattern of Development included six reasonable alternatives:

- 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; and
- Option F in settlements along public transport routes.

11.5.5 These options were followed by the development of further, refined options:

- Option A Urban Focus - This option proposes greater growth across the larger villages alongside urban extensions
- Option B Urban concentration - This option concentrates the vast majority of growth towards the urban areas
- Option 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

11.5.6 In terms of the 'overall pattern of development' the Council preferred a combination of Options A and C as it would support the existing settlement hierarchy, help to reduce the need to travel, locates development where the majority of existing services and employment opportunities are already located and where it would help to support the delivery of enhanced services and infrastructure.

11.5.7 For the further 'refined options'; the Council preferred Option C 'building on our strengths'. This option is really a combination of Options A and C described above under the heading of 'overall pattern of development', but also facilitating proportional growth across the districts rural areas, thus supporting the vitality of rural communities and their services and facilities. By including a modest proportion of smaller sites in smaller settlements the portfolio of sites is widened improving overall deliverability of the housing target.

Preferred Housing Target

11.5.8 Six options were presented that articulated the preferred spatial strategy into housing numbers and strategic locations. These options are set out below:

- Option A - Plan to meet the number of homes set out in the South East Plan (13,294 houses over the plan period)
- Option B - Plan to provide more houses than the South East Plan in line with the need identified in the Housing Needs Assessment (19,688 houses over the plan period)
- Option 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 the plan period)
- Option D - Plan to provide the number of homes set out in the South East Plan plus a specific target for Extra Care Housing (15,594 houses over the plan period)
- Option 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 (16,608 houses over the plan period)
- Option 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 (15,898 houses over the plan period).

11.5.9 The Council's preferred option was Option A. This was selected as it was considered a reasonable basis for local plan consultation based on the current evidence base. Importantly; the Council committed to reviewing the housing delivery options when the Oxfordshire SHMA was finalised.

Preferred Strategic Sites

N.B. although the two 'strategic sites' and 'housing target' appraisal steps are presented as separate

exercises, they were undertaken concurrently and informed each other – i.e. the strategic site options were chosen so that they could deliver the range of housing target options; and the housing target options were chosen so that they involved different numbers at the preferred strategic sites.

11.5.10 Upon deciding upon a preferred broad spatial strategy; the Council identified eight potential strategic sites to appraise that conformed to the preferred approach. These options are set out below:

- Wantage and Grove A (Crab Hill);
- Wantage and Grove B (Stockham Farm);
- Wantage and Grove C/D (Monks Farm);
- Harwell (land at Harwell Campus);
- Didcot A (Valley Park, north of A4493);
- Didcot A+B (Valley Park in Harwell Parish);
- Faringdon A (land south of Park Road); and
- Faringdon B (East and west of Coxwell Road).

11.5.11 The sites at Valley Park in Harwell Parish (Didcot A+B), South of Park Road in Faringdon (Faringdon A), and Monks Farm and Crab Hill in Wantage and Grove (Wantage and Grove A and C/D) were selected as preferred options by the Council because they offer opportunities for sustainable extension of existing settlements to take advantage of existing services, without undue harm to landscape, ecology or other environmental matters. The sites at Wantage and Grove and Valley Park in Harwell Parish all directly facilitate the provision of essential strategic infrastructure required to sustainably accommodate growth. The site at Harwell Oxford Campus was also preferred because In the case of Harwell Oxford Campus, the land was already allocated for employment use and benefits from the facilities of the campus.

11.6 What alternatives are considered in this report?

Strategic sites

11.6.1 In the period since the 2013 SA Report; updated SHMA and housing need information (from the emerging Oxfordshire Strategic Housing Market Assessment) means that there is a need to revisit the strategic sites appraisal and allocate additional strategic sites in order to meet a higher housing target, based on the objectively assessed housing need.

11.6.2 Sites options that were in conformity with the previous broad spatial strategy appraisal findings (namely 'Overall Spatial Pattern of Development' and 'Refined Spatial Options') were identified for the strategic sites appraisal. The 2014 Strategic Housing Land Availability Assessment (SHLAA) update was used as a starting point for the identification of potential strategic sites. In addition to sites assessed through the SHLAA, further potential sites were also considered, including sites within the Science Vale Oxford area which could be capable of supporting a new or significantly expanded village. The site options were then appraised using the same methodology as the 'Strategic Sites' appraisal in the March 2013 SA so that they were comparable.

11.7 Which issues have not been considered and why

Housing target

11.7.1 Whilst the strategic sites to deliver the spatial strategy are reconsidered in the Interim SA Report; the housing target is not reconsidered.

11.7.2 Paragraph 47 of the NPPF requires Local Authorities to "*use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period".*

11.7.3 The March 2013 SA Report noted that at the time "*the* [Strategic Sites] *options tested cover reasonable alternative housing locations based on the Vale's land capacity and various current evidence of housing need, that will be updated by the pending Oxfordshire SHMA and district SHLAA"*.

11.7.4 The emerging Oxfordshire Strategic Housing Market Assessment (SHMA) provides an up-to-date assessment of the Oxfordshire Housing Market Area (of which the Vale of White Horse forms part), in accordance with paragraph 47 of the NPPF. The SHMA identifies a housing target for the district of up to 20,560 (over the period 2011 to 2031) which is higher than the previous preferred option (Option A in the March 2013 SA Report) of 13,294 (over the period 2006 to 2029).

11.7.5 The appraisal at the time noted that, despite Option A being 'preferred' by the Council[19] (based on the available evidence at the time); there was a "*clear set of trade-offs in regard to sustainability*". The SA preferred Option B (19,688 homes) which closely mirrors the SHMA findings (20,560 homes) and was appraised to lead to significant positive effects in terms of a number of social and economic objectives; however also had the potential to lead to significant negative effects in terms of environmental issues such as biodiversity, natural resource consumption and efficiency.

11.7.6 The March 2013 SA Report noted that "*with the appropriate mitigation, some of the environmental effects* [of Option B] *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*".

11.7.7 On the basis that a similar housing target was appraised before and scored favourably in terms of social and economic objectives (subject to 'appropriate mitigation' of likely significant negative environmental effects); it is not considered necessary to re-appraise the housing target options as a similar quantum was covered by the previous (March 2013) appraisal.

11.7.8 In addition to the discussion above it has not been considered reasonable, given the requirements of the NPPF and the 'duty to cooperate', to appraise a lower housing target as this would not meet the 'full, objectively assessed need' for housing in the area. A higher target may be required to meet the needs of neighbouring authorities that cannot meet their own housing need within their authority's boundaries; however this is not necessary at the current time as further testing needs to take place in their respective authority areas[20]. The appropriate approach would depend on the scale of provision required and therefore such a situation is uncertain at this stage.

[19] This partially reflected the SA findings, which broadly preferred Option B.

[20] It should be noted that the consultation draft contains a new policy 3A (the Duty to Cooperate). This first seeks to meet identified housing need in the district; however it retains flexibility (through a future Plan Review or Development Plan Document) to meet the statutory 'duty to cooperate' to meet residual need of other authorities in the Housing Market Area should they be unable to meet their needs within their boundary. The plan therefore 'leaves open' the option of delivering additional housing from neighbouring authorities as and when such a situation arises.

Revised or additional policies in the February 2014 additional consultation document

11.7.9 The additional focussed consultation draft contains a small number of additional or revised policies, over and above the key issue of the housing target and additional strategic sites (Core Policy 3 – Housing Delivery), which were not considered necessary to warrant an appraisal via the assessment of reasonable alternatives. They will instead be considered within the 'whole plan appraisal' within Part 3 of the Interim SA Report.

11.7.10 The reason for this is that the policies are of a procedural nature[21] or were not considered to be a significant departure from previous appraisals in the March 2013 consultation document. Table 11.1 lists those policies and explains the rationale behind their exclusion from appraisal of 'reasonable alternatives' in Part 2 of the Interim SA Report.

Table 11.1: Revised or additional policies presented within the LPP1 additional consultation document that were not a focus of SA of 'reasonable alternatives'

Policy in the additional consultation document	Outline of the policy in March 2013 draft	Key changes to the policy and new policy wording in February 2014 draft	Reason for not appraising the policy
Core Policy 3A – Duty to Cooperate	This is a new policy that was not included in the Local Plan (2029): Part 1 consultation document	The council undertakes to work cooperatively with all the other Oxfordshire local authorities to seek to jointly meet in full the objectively assessed need for housing across the Oxfordshire housing market area, to be informed by the 2014 Oxfordshire Strategic Housing Market Assessment (SHMA). The council will first seek to accommodate its own housing need in full. If following the SHMA, any of the Oxfordshire authorities identify that they cannot fully accommodate their objectively assessed housing need, the council will fulfil its statutory 'duty to co-operate' in partnership with all the other Oxfordshire authorities. As part of this, the council will actively participate in any necessary joint work to identify and assess all options in accordance with national policy and SEA regulations so as to establish how and where any unmet need can best be accommodated within the housing market area. Any joint working will consider all options which may be contained within individual districts or may cross administrative boundaries. If following this joint work it is identified and agreed that any unmet housing need is required to be accommodated within this district one of the following approaches would be undertaken: • A highly focussed partial review of the Local Plan, or • Appropriate land allocations would be made through a subsequent development plan document. The appropriate approach would depend on the scale of the provision required.	This is considered to be a procedural issue and furthermore the potential of additional housing is uncertain as per the discussion above under 'housing target'.

[21] It is not possible to identify likely substantive implications / sustainability effects associated with procedural alternatives, although this is not to suggest that consultation is not worthwhile.

Core Policy 6 – Spatial Strategy for Abingdon on Thames and Oxford Fringe Sub-Area	This policy sets out the scale and locations for strategic housing and employment development in the sub area. No strategic sites were identified or allocated in this sub-area.	Additional strategic sites for 2340 dwellings have been included at: 1) North Abingdon-on-Thames 2) North West Abingdon-on-Thames 3) South Cumnor 4) South Drayton 5) South Kennington 6) South Marcham 7) North Radley 8) North West Radley 9) East Sutton Courtenay 10) East Wootton	This is a disaggregation of Policy 3 – 'Housing Delivery' for housing in the sub-area; and therefore is influenced by the findings of the appraisal of strategic sites which is considered in Part 2.
Core Policy 9 – The Oxford Green Belt	This policy is seeks to protect the openness and character of the Oxford Green Belt and discourage inappropriate development with it. The only exception to this was where the community benefits of a development (that can't be provided elsewhere) outweighed the harm. It was also seeking ensure that the design (i.e. height, density, scale) of schemes located on previously development land respects the character and openness of the green belt.	Reference is included to the NPPF to protect the Green Belt from inappropriate development and maintain its openness and open character. It notes that land will be released from the Green Belt in the following locations to accommodate sustainable growth over the plan period: 1) North of Abingdon-on-Thames 2) North West of Abingdon-on-Thames 3) South of Cumnor 4) South of Kennington 5) North of Radley 6) North West of Radley 7) East of Wootton The policy includes a list of villages in the Green Belt where development will be permitted in the existing built up area. These villages are Appleton, Botley, Cumnor, Farmoor, Kennington, Radley, Shippon and Wootton. Farmoor has been added to the list of 'inset' villages, based on the findings of the Green Belt review. A number of non-strategic changes are being suggested to the Green Belt. These changes do not necessarily mean that development would be supported at these locations. However, these areas may be considered for development as part of preparing the Vale Local Plan Part 2.	This is a disaggregation of Policy 3 – 'Housing Delivery' – for housing in the Green Belt; and therefore is influenced by the findings of the appraisal of strategic sites which is considered in Part 2.
Core Policy 12 – Spatial Strategy for South East Vale Sub-Area	This sets out the scale and locations for strategic housing and employment development in the sub area. It identified the following strategic sites (total 4800 dwellings) 1) Crab Hill (1500 dwellings) 2) Monks Farm (750 Dwellings) 3) Valley Park (2150 Dwellings) 4) Harwell Oxford Campus (400	There are now 8 strategic sites for housing (total 8200 in the revised draft document) which are as follows: 1) Land North West of East Challow 2) East of East Hanney 3) Valley Park (additional dwellings on-site) 4) East Harwell Oxford Campus (replaced Harwell Oxford Campus site) 5) West of Harwell Village 6) Milton Heights 7) Crab Hill 8) Monks Farm The site north of the Harwell Oxford Campus (identified as a site for 400 homes in the February 2013 LPP1 consultation document) is no longer	This is a disaggregation of Policy 3 – 'Housing Delivery' for housing in the sub-area; and therefore is influenced by the findings of the appraisal of strategic sites which is considered in Part 2.

	Dwellings)	proposed to be allocated.	
Core Policy 13 – Didcot A Power Station	Supports the redevelopment of 29 ha of the site for employment uses, especially where effective use can be made of the rail head. Also supports the redevelopment of the remaining part of the site (29 HA) for employment use, along with complementary community and institutional uses. The appropriate uses for this will be determined through Local Plan Part 2 or master planning.	The council supports the redevelopment of the Didcot A site to provide a high quality mixed development with active frontages. New access via the Science Bridge should be used as an opportunity to provide active frontages within the site and enhance the gateway to Didcot. Up to 29 ha of the site has been reserved for employment uses. The employment uses should comprise predominantly B1 uses. An element of B2 and B8 may be appropriate on less visible parts of the site as part of a broader mix of uses. The provision of other uses such as residential, small scale retail (to serve local need), institutional or community use may also be considered on the remainder of the site. The mix of these uses will need to reflect demand, suitability of the site, and any transport implications to be identified by a detailed transport assessment. Any development will need to be appropriate to the site's location adjacent to the Didcot B Power Station. The area of the proposed site has compared to that identified in the February 2013 LPP1 consultation document.	This is not considered a significant departure from the previous (March 2013) preferred option and is generally a 'rewording' of the previous policy approach. Both policies retain 29ha of the site for B1/2/8 employment. The previous policy supported 'complementary uses' whereas the new policy supports a 'mixed use development'. The new policy option expands the range of 'complementary uses' to include residential. The change is unlikely to result in any significant effects as the quantum of development is likely to remain the same. Housing could be delivered on-site which is considered in the appraisal of Site 13A in the Additional Sites Appraisal.
Policy 17 – Spatial Strategy for Western Vale Sub-Area	This sets out the scale and locations for strategic housing and employment development within the sub area. It identified a strategic site South of Park Road, Faringdon for 350 Dwellings.	It notes that strategic sites will deliver 1290 dwellings. It identifies 5 additional strategic sites: The details of these are: 1) South West Faringdon 2) South Faringdon 3) North Shrivenham 4) South Shrivenham 5) West Stanford in the Vale	This is a disaggregation of Policy 3 – 'Housing Delivery' for housing in the sub-area; and therefore is influenced by the findings of the appraisal of strategic sites which is considered in Part 2.
Core Policy 37 – Design and Local Distinctiveness	Seeks to promote high quality design through, amongst other things, ensuring new development layout, density, mass, height and materials make a positive contribution to the character of the locality. Also includes a set of criteria that new development will need	The policy includes more detailed references to the following criteria: • responds positively to the site and its surroundings, cultural diversity and history; and reinforces local identity or establishes a distinct identity whilst not preventing or discouraging appropriate innovation • creates a distinctive sense of place through high quality townscape and landscaping that physically and visually integrates with its surroundings • provides a clear and permeable structure of streets, routes and spaces which is legible and	The policy has been improved by providing more detail; however it does not present an alternative policy approach to the issue of design. The policy is not likely to lead to significant effects and, if anything, is likely to improve the 'mitigation' of development in terms

	to comply with; such as legibility, connectivity, accessibility and a clear distinction of public/private space to promote good design	easy to navigate through the use of views, landmarks, public art and focal points • is well connected to provide safe and convenient ease of movement by all users, ensuring that the needs of vehicular traffic does not dominate at the expense of other transport modes including pedestrians and cyclists, or the resulting quality of places • incorporates and/or links to high quality green infrastructure and landscaping to meet biodiversity and recreation needs • is built to last, functions well and is flexible to changing requirements of occupants and other circumstances • addresses the needs of all in society by incorporating mixed uses and facilities as appropriate with good access to public transport and a wide range of house types and tenures • is visually attractive and the scale, height, density, grain, massing, type, details and materials are appropriate to the site and surrounding area • creates safe communities and reduces the likelihood and fear of crime • secures high quality public realm with well managed and maintained public areas that are overlooked in the interests of community safety, with clearly defined private spaces • ensures a sufficient level of well-integrated car and bicycle parking, and external storage, and • is sustainable and resilient to climate change by taking into account landform, layout, building orientation, massing and landscaping to minimise energy consumption	of design.
Core Policy 37a – Design briefs for strategic and major sites	This is a new policy that was not included in the Local Plan (2029): Part 1 consultation document	Proposals for housing allocations and major development sites must be accompanied by a design brief that includes the following: 1. a Vision setting out a clear description of the type of place that could be created based on the overall aims of the Development Plan and a thorough understanding of the site and the application of urban design principles 2. a Masterplan which should: • demonstrate a robust design process including an in-depth assessment of the site and its context, constraints and opportunities and identifies any issues that have informed the vision for and design of the development • show a clear development structure and design concept • show that the design requirements of the scheme work within the vision and demonstrate how the vision may be achieved • explain the key elements and development principles of the masterplan to create a simple and robust framework for development that fixes: land use, height and density, movement and access, urban structure and open space and	This is a new requirement for strategic sites. It is considered to be an improvement to 'Core Policy 37' above as 'Design' is an issue relevant to all new development schemes – this policy seeks to emphasise the fact that high standards of design will be required for larger sites. The policy is not likely to lead to significant effects and, if anything, is likely to improve the 'mitigation' of strategic sites in terms of design.

		landscape • contains a mechanism for delivering the vision at more detailed stages, for example design coding • contains strategic urban design principles that will be used to inform subsequent, more detailed design or development parcels within the overall framework • define and respond to local context and create or reinforce local distinctiveness • show how consultation with the existing community has been incorporated 3. a Design Brief which must demonstrate: • integration with the surrounding built, historic and natural environments, in particular maximising existing and potential movement connections with the existing settlement to encourage walking, cycling and use of public transport • quality of development and positive sense of place and identity • high level of accessibility and good connections to public transport, community facilities and local services • 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 • the hierarchy of routes and strategy for the public realm, car parking provision and private spaces • a clear structure of open spaces and landscape network to ensure that open space standards are met, relate well to each other and to existing areas and that the new spaces are safe, convenient and functional.	

12 STRATEGIC SITES

12.1 Introduction

12.1.1 This Chapter is structured as follows:

- Why have alternatives been considered for this issue?
  - Where appropriate, there is also a discussion of related issues for which alternatives have *not* been considered
- What are the reasonable alternatives?
  - Where appropriate, there is also a discussion of other alternatives that have *not* been considered
- Why has the preferred approach been selected?
  - As part of the answer to this question an explanation is given as to how the selection of a preferred approach reflects the findings of SA. To further illuminate this explanation **Appendix 2** of this SA Report present appraisal findings for each strategic site.

N.B. Although a preferred approach has been selected (in-light of the alternatives appraisal) at the current time it is important to emphasise that the Council is still open to the possibility of reconsidering this.

12.2 Why have alternatives been considered for this issue?

12.2.1 The previous (March 2013) SA noted that at the time "*the* [Strategic Sites] *options tested cover reasonable alternative housing locations based on the Vale's land capacity and various current evidence of housing need, that will be updated by the pending Oxfordshire SHMA and district SHLAA"*.

12.2.2 Paragraph 47 of the NPPF requires Local Authorities to "*use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period".*

12.2.3 The emerging Oxfordshire Strategic Housing Market Assessment (SHMA) provides an up-to-date assessment of the Oxfordshire Housing Market Area (of which the Vale of White forms part), in accordance with paragraph 47 of the NPPF. The emerging SHMA identifies a housing target for the district of 20,560 (2011 to 2031) which is higher than the previous (March 2013) preferred option of 13,294 (2006 to 2029). There is therefore a need to identify additional strategic sites in order to meet this need.

12.3 What are the reasonable alternatives?

12.3.1 Given the need to plan for objectively assessed housing need in full; additional strategic sites are necessary.

12.3.2 The previous (March 2013) strategic sites appraisal covered 8 sites of which 5 were preferred at Didcot, Faringdon, Wantage/Grove and Harwell Oxford Campus. These were consistent with the preferred spatial strategy of 'building on our strengths' which sought to focus the majority of development at urban areas; whilst delivering a significant but proportionate amount of development in the more rural areas.

12.3.3 Since the previous strategic site appraisal in the March 2013 SA Report an updated Strategic Housing Land Availability Assessment (SHLAA) has been undertaken. The output of this process was a list of sites that could be potentially allocated as 'strategic sites' in Local Plan Part 1.The updated SHLAA was used as a starting point for the identification of potential strategic sites. In addition to sites assessed through the SHLAA, further potential sites were also considered, including sites within the Science Vale Oxford area which could be capable of supporting a new or significantly expanded village.

12.3.4 Potential sites that 'fit' with the broad spatial approach of 'building on our strengths' were identified. The result was the generation of a list of 38 potential strategic sites that were appraised using the same criteria and scoring as the previous 'Strategic Sites' appraisal (in the March 2013 SA Report) in order to compare sites in an objective and fair manner. A combination of these sites would then be chosen to conform to the preferred broad spatial strategy whilst delivering the housing target identified through the emerging SHMA.

12.3.5 Officers made an initial judgement as to whether potential sites outside the Green Belt and the AONB would be likely to be capable of delivering housing in the short term, or whether they had longer-term potential. This initial judgement led to the creation of four lists of sites: sites with short term delivery potential, sites with long term delivery potential, sites within or surrounded by the AONB, and sites within the Green Belt. It should be noted that some sites included within the 'long term' list could also be capable of delivering some development within the short term.

Why have no alternative site packages been assessed through the SA?

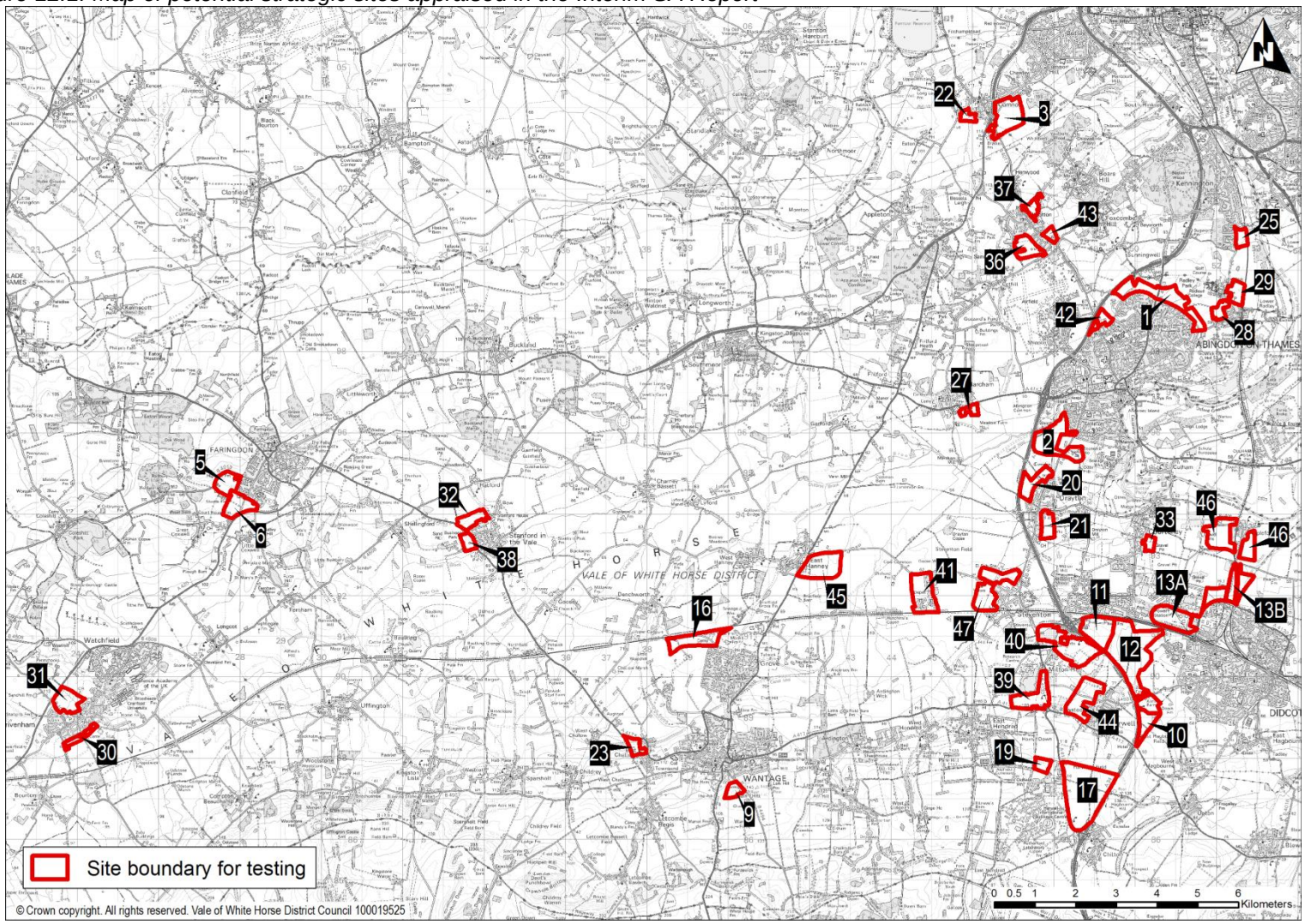
12.3.6 The emerging Oxfordshire SHMA identifies a need for up to 20,560 homes over the plan period (2011 – 2031), and this leads to a need to provide for 7,430 homes on additional strategic sites. 4,025 of these homes need to be provided in the first 5 years, meaning that the council needs to identify at least 20 additional sites, each capable of delivering 200 homes in the first five years of the plan period. Some of these sites will also need to contribute towards the longer term housing requirement, to provide 3,405 homes in the latter part of the plan period.

12.3.7 Given the number of additional sites needed, the council does not consider there to be any reasonable alternatives to the sites package proposed. The spatial strategy approach of 'building on our strengths' has been assessed as the most sustainable spatial strategy of the reasonable alternatives and it has guided the identification of potential sites. Where several sites have been tested in a given settlement or location, the most sustainable site option in that locality has already been selected. It is also important to consider the overall deliverability of the housing target, which is why the council is proposing to allocate smaller strategic sites across a number of settlements to complement the major urban extensions. It is not therefore appropriate to test different 'site packages' since each package would simply involve 'swapping in' various less sustainable sites from the list of sites tested. As an example, an alternative package could consider including the site at North Wootton instead of that at East Wootton, or the site at Rowstock instead of that at Milton Heights. However, each site has already been subject to SA, and hence the relative merits of individual sites are already understood.

12.3.8 In summary, the preferred site package has been identified by the council based on the findings of the site assessment SA and other evidence, and fits the preferred spatial strategy of 'building on our strengths'. It is considered the only 'reasonable alternative' at this stage, to meet the objectively assessed housing need identified through the emerging Oxfordshire SHMA.

12.3.9 A map of all of the sites is shown at Figure 12.1.

Figure 12.1: Map of potential strategic sites appraised in the Interim SA Report



Methodology

12.3.10 To ensure consistency between the March 2013 SA Report and the Interim SA Report, the same SA Framework (Table 12.2) and scoring criteria (Table 12.1) are used from the March 2013 SA Report.

12.3.11 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.

Table 12.1: Sustainability Appraisal Scoring

Symbol	SA Scoring[22]
++	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

12.3.12 The site appraisal mirrors the previous (March 2013) LPP1 site appraisal as closely as possible; but also takes account of new information such as the Landscape Capacity Study and Green Belt Review and comments from statutory consultees.

12.3.13 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.

12.3.14 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.

12.3.15 A summary of the strategic sites appraisal is provided at Table 12.3; with the sites that the Council is proposing to allocate highlighted in **bold text**. It should be noted that in some cases the council is only proposing to allocate part of the site: full details of the proposed allocations are included in the council's LPP1 February 2014 consultation document. The detailed appraisal findings can be found at Appendix 2.

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

Table 12.2: Sustainability Objectives and Appraisal Criteria

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[23] 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[24] • 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[25] • Is the site within the Great Western Community Forest? • Distance to 'poor' ecological quality watercourse under the Water Framework Directive[26] • 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? • Does the site contain a Scheduled Ancient Monument? • Is the site within a Conservation Area? • Does the site contain a Listed Building? • Would development at the site affect the Green Belt or its setting[27]? • 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[28] of the site to accommodate development?
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?

[23] Future community infrastructure contained in the Infrastructure Delivery Plan has been taken into account in the assessment.
[24] 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 3 of the report.
[25] 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.
[26] As informed by the Environment Agency (see http://www.environment-agency.gov.uk/static/documents/Research/Ock_schematics.pdf)
[27] As informed by the Green Belt Review 2014
[28] As informed by the Landscape Capacity Study 2014

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?[29]

[29] 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.

Table 12.3: Summary of strategic site appraisal findings; with preferred sites in 2014 additional consultation document shown in bold (note that in some cases only part of the assessed site is proposed to be allocated)

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Strategic Sites (from March 2013 SA)[30]											
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[31])	++	++	++	-	+	++	0	- -	-	-	-
Faringdon A (South of Park Road – preferred site in 2013 SA)[32]	++	++	++	++	+	++	0	-	-	- -	-
Faringdon B[33]	++	+	++	+	+	+	0	- -	-	-	-

[30] Please refer to the March 2013 Sustainability Appraisal report for further details.
[31] This site is still proposed to be allocated, however with revised numbers.
[32] This site is now subject to a resolution to grant outline planning permission for up to 380 homes, subject to legal agreements.
[33] 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
Additional sites: Short term sites (2014 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	-	- -	0/?
Site 30: South Shrivenham	+	++	+	+	-	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	0	-	-	-
Site 38: West Stanford in the Vale	+	+	+	0	-	0	0	0	-	-	-
Additional sites: Long term sites (2014 SA)											
Site 2: South Abingdon	++	++	- -	0	-	++	0	-	-	-	0/?
Site 10: South Valley Park	++	++	+	0	+	++	0	-	-	-	-

Site Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Site 11: North West Valley Park	++	++	++	0	-	++	-	0	-	-	0
Site 12: Increase density on current Valley Park site	++	++	++	0	0	++	0	0	-	-	+
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	+	-	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 Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Site 47: Land west of Steventon	++	+	-	+	0	+	0	-	-	-	0/?
Additional sites: Sites within or surrounded by AONB (2014 SA)											
Site 9: South Wantage	+	++	-	+	++	++	0	- -	-	-	-
Site 17: East Harwell Oxford Campus	++	+	++	-	0	++	0	- -	- -	-	-
Site 19: North West Harwell Oxford Campus	+	+	++	- -	-	++	0	-	- -	-	-
Additional sites: Sites within the Green Belt (2014 SA)											
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 Name	SA Objective										
	1	2	3	4	5	6	7	8	9	10	11
Site 37: North Wootton	+	+	0	+	0	+	- -	-	-	- -	0/?
Site 42: North West Abingdon	+	++	+	+	++	++	0	0	-	-	-
Site 43: East Wootton	+	+	+	+	0	+	-	-	-	- -	0/?

12.3.16 A summary is presented below under each SA Objective, considered in isolation, with overall conclusions at the end.

SA Objective 1: Provide sufficient suitable homes including affordable homes.

12.3.17 All sites would lead to positive effects through delivering a large scale of additional new housing. It is assumed that all sites would contribute affordable housing and a mix of tenures in accordance with policies set out in the Local Plan Part 1 (LPP1) consultation document (February 2013). Options that would lead to the greatest benefit in terms of housing delivery are sites 5 (South West Faringdon); 6 (South Faringdon); 31 (North Shrivenham); 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), 16 (North West Grove); 44 (Land west of Harwell Village); 45 (Land east of East Hanney); 46 (Appleford); 47 (Land west of Steventon); 17 (East Harwell Oxford Campus); 1 (North Abingdon) and 3 (South West Botley). These would lead to significant positive effects through delivering the greatest levels of housing of all of the sites in a suitable location, making a greater contribution towards meeting the Vale's housing need. Other sites are not considered to be as positive due to delivering smaller scale housing or being in less-accessible locations. It should be noted that this does not take into account any potential trade-offs between housing delivery and environmental impacts, namely likely significant negative effects on a issues such as biodiversity, natural resource consumption / efficiency or landscape. Of the above sites, all give rise to significant negative effects against one or more objectives, with the exception of Site 16 (North West Grove). These are discussed further under the other 10 SA Objectives below.

12.3.18 If it is assumed that short-term deliverable (Table A1) sites have more certainty over their deliverability and their implementation than those that are deliverable over the long term; Sites 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) and 38 (West Stanford in the Vale) would be particularly favourable. Furthermore, given the immediate need to address housing need in the short-term, these sites would be able to deliver much-needed housing earlier in the plan period.

12.3.19 The SA Report (March 2013) concluded that housing quantum is the fundamental issue in the Vale, and that the higher the number, the more sustainable the plan would be (on the assumption that adverse 'environmental' effects have the potential to be ameliorated; whereas poor levels of housing delivery cannot). The preferred sites identified in the March 2013 SA Report are at Crab Hill, Wantage; Monks Farm, Grove; Harwell Oxford Campus; Valley Park, Didcot and South of Park Road, Faringdon. These sites are large, suitable and readily available and capable of accommodating a large proportion of the housing and affordable housing development needed[34]; and would all lead to significant positive effects in terms of housing. A combination of sites will be required to meet the objectively assessed housing need in the SHMA. It can therefore be argued that with a higher housing requirement; the inclusion of additional sites to the preferred spatial strategy would therefore lead to a more sustainable approach than those identified in the March 2013 draft, in terms of housing.

[34] It is understood that the site to the North of Harwell Oxford Campus is no longer available for housing

SA Objective 2: Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.

12.3.20 Options 5 (South West Faringdon), 6 (South Faringdon), 30 (South Shrivenham); 31 (North Shrivenham); 2 (South Abingdon); 10 (South Valley Park); 11 (North West Valley Park); 12 (increase density on existing Valley Park site); 13A (Didcot A site); 13B (North Didcot); 9 (South Wantage); 2 (North Abingdon) and 42 (North West Abingdon) would lead to significant positive effects as they are in sustainable locations that have good access to services and community facilities (within a short distance to the site) and serve a large number of people over a wider rural area. None of the sites were appraised to lead to negative effects as additional housing growth across the Vale should increase the 'critical mass' and number of customers that are able to sustain an increased number of services and facilities.

12.3.21 Many of the sites should consider the need to improve or enhance community infrastructure or provide improvements to transport to access facilities elsewhere. Should this be forthcoming, many of the minor positive effects could be upgraded to significant positive.

12.3.22 The preferred sites in the SA Report (March 2013) were all in sustainable locations that would maintain and enhance the availability of services in the Vale's towns and villages. Of these sites, the sites that were appraised to perform the best were at Wantage and Grove, Didcot and Faringdon because of their location, access to existing services, and the beneficial effect that additional on-site services would have for existing residents. The site to the north of Harwell Oxford Campus performed positively however less-favourably as it is a location with poorer access to higher order services. This is consistent with the additional sites appraisal that highlights sites in the Market Towns and Larger Villages as the best-performing sites due to their Market Town function and proximity to existing services.

SA Objective 3: Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.

12.3.23 Only two options (Site 2 – South Abingdon and Site 41 – Steventon Storage Facility) were appraised to lead to significant negative effects in terms of this objective. This is because they would require significant investment in transport infrastructure and in the case of Site 41 is because it is some way distant from the nearest village centre and community facilities and would likely increase dependence on the car. Five further sites would lead to a minor negative effect; Site 9 (South Wantage); Site 16 (North West Grove); Site 20 (North West Drayton); Site 47 (Land West of Steventon) and Site 21 (South Drayton) largely due to poor access to bus routes and difficulties in achieving a safe access.

12.3.24 Eight Options (5 – South West Faringdon; 6 – South Faringdon; 11 – North West Valley Park; 12 – increased density on current Valley Park site; 13A – Didcot A site; 39 – Rowstock; 17 – East Harwell Campus; 19 – North West Harwell Campus and Site 1 – North Abingdon) were appraised to lead to significant positive effects as they were located in sustainable locations in terms of access to employment and community infrastructure that would encourage the use of public transport, walking and cycling.

12.3.25 A number of sites around Harwell Oxford Campus, Grove and Didcot would lead to positive effects through enabling transport infrastructure improvements which would benefit congestion on the local and strategic road network.

12.3.26 The strategic sites in the March 2013 SA Report were all positive in terms of reducing the need to travel as they were in close proximity to town centres and services, and well-served by public transport. The sites were significant positive with the exception of the site north of Harwell Oxford Campus which is minor positive. The sites could also provide additional transport infrastructure which would relieve existing congestion on the local and strategic road network and improve bus and cycle infrastructure to encourage modal shift.

SA Objective 4: Improve the health and well-being of Vale residents.

12.3.27 Given the rural and dispersed nature of the district, many sites are not within easy reach of open space, a GP surgery and Leisure Facilities. As a result, the majority of the sites would need mitigation in the form of providing a GP surgery, Leisure Facility, open space or all three.

12.3.28 Four sites (40 – Milton Heights; 44 – Land west of Harwell Village; 17 – East Harwell Campus and 19 – North West Harwell Oxford Campus) would lead to negative effects through having poor access to all three of open space, a GP and Leisure Facilities; requiring significant infrastructure provision as mitigation. Site 19 (North West Harwell Oxford Campus) would lead to a significant negative effect in this regard. Should suitable mitigation be forthcoming (in the form of additional infrastructure closer to the site or through investment or expansion in existing provision), this could reverse the negative effect in terms of health and wellbeing.

12.3.29 The strategic sites in the March 2013 SA Report were largely appraised to lead to positive effects due to access to existing open spaces, health centres and leisure centres; with the exception of Didcot A and Didcot A+B due to surrounding land constraints and the difficulty in providing access to open space. The appraisal noted that at Harwell Oxford Campus Leisure Facilities would need to be expanded. The Strategic Sites generally perform similarly or better than the additional sites in terms of health and wellbeing with the exception of the Didcot A and Didcot A+B sites which are constrained in terms of open space.

SA Objective 5: Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.

12.3.30 Only three sites (27 – South Marcham; 9 – South Wantage; and 42 – North West Abingdon) are in a location within walking distance of both a primary and secondary school, and as such would lead to significant positive effects in terms of access to education facilities. Sixteen other sites (30 – South Shrivenham; 31 – North Shrivenham; 32 – North Stanford in the Vale; 33 – East Sutton Courtenay; 38 – West Stanford in the Vale; 2 – South Abingdon; 11 – North West Valley Park; 13B – North Didcot; 16 – North West Grove; 39 – Rowstock; 41 – Steventon Storage Facility; 45 – Land east of East Hanney; 46 – Appleford;; and 25 – South Kennington) would lead to negative effects as they are some way distant from primary and secondary schools.

12.3.31 Access to secondary schools is the main factor which explains the general poor performance of site options , with secondary schools focussed at the largest settlements in the Vale. Many sites were near a primary school but reliant on secondary schools elsewhere in the district.

12.3.32 All of the strategic sites in the March 2013 SA Report were appraised to lead to minor positive effects due to the close proximity to existing schools, however no sites were close to both a primary and secondary school. The March 2013 strategic sites are largely consistent with the additional sites in terms of access to education although the strategic sites are all focussed on settlements with secondary school provision and will provide schools on-site or contributions towards existing neighbouring schools

SA Objective 6: Support a strong and sustainable economy within the Vale's towns and rural areas.

12.3.33 Eighteen of the 38 sites would lead to significant positive effects because they would underpin employment growth in the Vale through being located near Science Vale Oxford, the Market Towns and Strategic Employment Sites. This would help to improve the self-sufficiency of these areas, in particular the Market Towns of Abingdon, Wantage and Faringdon, which in turn should lead to benefits for the rural economy through an improved and enhanced range of shops and services.

12.3.34 None of the sites were appraised to lead to negative effects as additional housing growth across the Vale should increase the 'critical mass' and number of customers that are able to sustain an increased number of services and facilities, boosting the local economy in urban and rural areas.

12.3.35 Only five sites (30 – South Shrivenham, 31 – North Shrivenham, 32 – North Stanford in the Vale, 38 – West Stanford in the Vale and 41 – Steventon Storage Facility) would lead to neutral effects whereas the remaining sites would lead to minor positive effects. The reason for neutral effects is the lack of access to employment sites and local shops and services so these sites would have a less beneficial effect than development at sites with better access to employment sites, shops and services.

12.3.36 All strategic sites in the March 2013 SA Report were appraised to lead to significant positive effects due to the proximity to existing and proposed employment sites and Science Vale Oxford. The March 2013 strategic sites perform marginally better than the additional sites due to their close proximity to employment sites and existing town centres; however a number of additional sites in the Vale also perform well, leading to significant positive effects.

SA Objective 7: Improve and protect the natural environment including biodiversity, water and soil quality

12.3.37 Three sites (31 – North Shrivenham; 36 – South Wootton and 37 North Wootton) are likely to lead to significant negative effects in terms of biodiversity unless suitable mitigation measures are put in place. Minor negative effects are predicted at eight sites whilst a further four are uncertain as it is currently unknown whether or not protected species inhabit the site. These sites are 40 (Milton Heights); 41 (Steventon Storage Facility); 44 (Land west of Harwell village) and 46 (Appleford).

12.3.38 Site 31 (North Shrivenham) is adjacent to Tuckmill Meadows SSSI which is 'unfavourable recovering' and contains sensitive fauna. Development adjacent and an increase in visitors to the site would likely adversely affect the site, leading to significant negative effects. Mitigation would likely be required through funding management of the site or creating additional habitat. For South and North Wootton (sites 36 and 37 respectively) they are 250m and 350m respectively from Cothill Fen SAC and SSSI. The site is designated for its alkaline fen habitat, and the two sites in the vicinity could lead to increased nitrogen deposition which could lead to significant negative effects on the integrity of the site.

12.3.39 The March 2013 SA Report noted that the majority of growth would take place on green field land; and highlighted concerns over the effect that this could have on biodiversity and the quality of replacement green space and biodiversity under the no-net loss policies.

12.3.40 Three of the March 2013 strategic sites were appraised to have no constraints; whilst the remaining site (Harwell Oxford Campus) would have minor negative effects as the site would affect Bee Orchids which would need to be relocated. This should be able to be mitigated through the subsequent Core Policy 36 (Conservation and Improvement of Biodiversity) and thus lead to no negative effect. As such, the March 2013 strategic sites are likely to have no negative effects and perform similarly to the best performing additional sites in terms of this objective.

SA Objective 8: Protect the cultural heritage and provide a high quality townscape and landscape.

12.3.41 Development would likely lead to significant negative effects in terms of landscape for nine sites due to impacts on the AONB (sites 9 – South Wantage and 17 – East Harwell Oxford Campus), the Green Belt (sites 3 – South West Botley, and 29 – North Radley) and the wider landscape (site 5 – South West Faringdon; 23 – North West East Challow; 41 – Steventon Storage Facility; Site 32 (North Stanford in the Vale) and 45 – Land east of East Hanney). Sixteen other sites are predicted to have minor negative effects as they have a comparatively greater 'landscape capacity', however they are still in sensitive locations within the Green Belt, AONB (or within their setting) or are sensitive for other landscape and visual impact reasons. At these sites there is the potential to mitigate these adverse effects by allocating a smaller site area and requiring planting and landscaping in accordance with the Landscape Character Study. These 16 sites are sites 31 (North Shrivenham); 2 (South Abingdon); 10 (South Valley Park); 13B (North Didcot); 20 (North West Drayton); 39 (Rowstock); 44 (Land west of Harwell Village); 46 (Appleford); 47 (Land west of Steventon); 19 (North west Harwell Campus); 1 (North Abingdon); 22 (South Cumnor); 36 (South Wootton); 37 (North Wootton) and 43 (East Wootton). For the remaining 14 sites they are in locations with greater 'landscape capacity' and Core Policy 34 (Landscape) would prevent negative effects from occurring.

12.3.42 Three sites would likely lead to minor positive effects for the landscape; sites 6 (South Faringdon) and 30 (South Shrivenham) which both have suitable 'landscape capacity' and are within the Great Western Community Forest which aims to enhance the landscape, views and skylines. The other is site 13A (Didcot A) which would improve the landscape through the removal of the cooling towers which dominate the district's landscape.

12.3.43 Four of the strategic sites appraised in the March 2013 SA Report were identified to have minor negative effects in terms of landscape, due to developing land of high landscape value, however this is likely to be able to be mitigated through subsequent Core Policy 34 (Landscape). Four sites would lead to significant negative effects due to its location in the AONB (Harwell Oxford Campus); impacts on the Wilts and Berks Canal (Wantage and Grove B); effect on the gap between Didcot and Harwell (Didcot A+B) and effect on the gap between Faringdon and Great Coxwell (Faringdon B). The three preferred March 2013 Strategic Sites (apart from Harwell Oxford Campus) perform similarly to the majority of the additional sites; however Harwell Oxford Campus performs less favourably however it should be noted that the site is mainly Previously Developed Land within the AONB and not entirely green field.

SA Objective 9: Reduce air, noise and light pollution

12.3.44 Through increased development, all of the sites would lead to minor negative effects in terms of increased noise and air pollution from traffic movements; however this would be reduced to a minor negative effect through Core Policy 33 (Natural Resources). Sites adjacent to potential noise sources (such as strategic roads, railways and employment sites) would likely need additional noise mitigation such as barriers to prevent amenity impacts on future residents.

12.3.45 Two sites (17 – East Harwell Oxford Campus and 19 – North West Harwell Oxford Campus) would lead to significant negative effects. This is due to the increase of noise and light pollution in the AONB in combination with employment growth at Harwell Oxford Campus.

12.3.46 Sites 1, 2 and 42 (North South and North West Abingdon respectively) are in close proximity to Abingdon AQMA and the A34 however the effect is not likely to be significant due to other mitigative policies in the Local Plan.

12.3.47 All of the March 2013 strategic sites were appraised to lead to minor negative effects through potential noise and air impacts from increased traffic; however these should be able to be mitigated through noise barriers and sustainable transport policies (included in subsequent Core Policy 29 – Promoting Sustainable Transport and Accessibility). As such, the March 2013 strategic sites perform similarly to the best performing additional sites in terms of this objective.

SA Objective 10: Reduce greenhouse gas emissions and the use of resources and improve resource efficiency

12.3.48 In terms of greenhouse gases and resource efficiency, it is considered that all of the site options would increase resource use and emissions, however due to Core Policy 33 (Natural Resources) the effect is not likely to be significant.

12.3.49 Only one site would reuse brownfield land and encourage the efficient use of land – Site 13A (Didcot A). Another site (41 – Steventon Storage Facility) would part reuse brownfield land. Ten sites would lead to significant negative effects through sterilising a potentially viable mineral resource. These are sites 27 (South Marcham); 31 (North Shrivenham); 32 (North Stanford in the Vale); 13B (North Didcot); 21 (South Drayton); 45 (Land east of East Hanney); 46 (Appleford); 3 (South West Botley); 36 (South Wootton); 37 (North Wootton); and 43 (East Wootton).

12.3.50 All strategic sites in the March 2013 SA Report perform similarly to the additional sites as they are green field sites which would lead to increased resource use and emissions through an increased population. The SA Report highlighted as a concern that the policies setting out the standards for new development are not as aspirational as they could be, and that the Vale should consider designating exemplar sites to deliver high standards on particular natural resources dependant on location (i.e. waste minimisation, renewable energy, water consumption). It is considered that any of the sites, strategic or additional, could deliver such high standards of design.

12.3.51 One strategic site, Faringdon A, was appraised to lead to a significant negative effect due to the fact it would sterilise a potentially viable mineral resource. It should be noted that for all of the sites whereby there are mineral resources, the council should consider the need for prior extraction of said resource; which would avoid the unnecessary loss of a mineral resource to development. Should this occur, then all of the sites would perform in a similar fashion in terms of this objective.

SA Objective 11: Increase resilience to climate change and flooding

12.3.52 In terms of flood risk there would be no negative effects as Core Policy 32 (Flood Risk) would require a flood risk assessment, would not allow any increase in flood risk, and would expect all developments to deliver SuDS to prevent surface water flooding. The additional sites therefore perform similarly to the Strategic Sites in terms of flood risk. Additionally, the NPPF contains provisions for all proposals in Flood Zones 2 and 3; and all proposals in Flood Zone 1 over 1ha to submit a Flood Risk Assessment.

12.3.53 All of the sites apart from Site 13A (Didcot A) and Site 12 (increase density on current Valley Park site) would involve the loss of at least some greenfield land. In terms of agricultural land; 15 sites would lead to negative effects through the loss of Grade 2 land. This includes Site 5 (South West Faringdon), 6 (South Faringdon), 30 (South Shrivenham), 32 (North Stanford in the Vale), 33 (East Sutton Courtenay), 10 (South Valley Park), 13B (North Didcot), 21 (South Drayton), 38 (West Stanford in the Vale), 39 (Rowstock), 44 (Land west of Harwell Village), 46 (Appleford), 9 (South Wantage), 17 (East Harwell Oxford Campus), 19 (North west Harwell Oxford Campus), 22 (South Cumnor) and 42 (North West Abingdon).

12.3.54 Two sites (23 – North West East Challow and 11 – North West Valley Park) would lose poorer quality Grade 4 land.

12.3.55 In terms of the March 2013 strategic sites; the site north of Harwell Oxford Campus performs favourably as it is not agricultural land and contains previously developed land. Didcot A contains Grade 3a land whilst the other sites (Wantage and Grove A and Faringdon A) contain some Grade 2; which can be argued to perform less favourably than many of the additional sites additional sites.

Conclusions at this stage

12.3.56 Taking all of the SA Objectives into account, 17 sites have no significant negative effects and only contain minor negative effects. These are sites 6 (South Faringdon), 30 (South Shrivenham), 33 (East Sutton Courtenay), 38 (West Stanford in the Vale), 10 (South Valley Park), 11 (North West Valley Park), 12 (increase density on current Valley Park site), 13A (Didcot A Site), 16 (North West Grove), 39 (Rowstock), 40 (Milton Heights), 44 (Land west of Harwell Village), 47 (Land west of Steventon), 22 (South Cumnor), 25 (South Kennington) and 28 (North West Radley). Ultimately the best performing sites are those with no environmental or landscape impacts as many of the 'social' or 'community' impacts (SA Objectives 2 to 5) are capable of being mitigated through the provision of additional infrastructure (such as schools or Leisure Centres).

12.3.57 Comparing these 'best performing' additional sites to the March 2013 strategic sites in the SA Report; it can be said that many of the strategic sites perform better than the additional sites in terms of housing as they are generally larger and more immediately available[35]. In terms of location, the March 2013 strategic sites are generally better-served in Market Town locations (with the exception of the site north of Harwell Oxford Campus, although this has good access to Science Vale Oxford) and existing and proposed employment land; and can enable strategic transport infrastructure. The strategic sites also generally have superior provision in terms of open space, health and leisure than the additional sites as a result of their accessible locations.

12.3.58 A number of additional sites perform better in terms of the natural environment and landscape; however they do not have the same social or economic benefit of the Strategic Sites. There will no doubt be trade-offs between competing priorities in meeting the Vale's social, environmental and economic needs.

12.3.59 The main issues where the March 2013 strategic sites perform less favourably than the additional sites are in terms of Agricultural Land, where two sites are part Grade 2 land; and in terms of landscape as the site north of Harwell Oxford Campus is within the AONB – however the March 2013 SA Report considers that the landscape impact can be mitigated. These issues however are considered, on balance, to be outweighed by the significant positive effects of the strategic sites on housing and the Vale's economy.

12.4 Why has the preferred approach been selected?

12.4.1 The Council's preferred approach is to allocate the following sites for development:

- North Abingdon-on-Thames: 410 homes;
- North West Abingdon-on-Thames: 200 homes;
- South Cumnor: 200 homes;
- South Drayton: 200 homes;

[35] It should be noted that the site north of Harwell Oxford Campus (assessed in the March 2013 SA) is no longer available for housing, and is therefore no-longer included in the council's list of proposed strategic sites.

- Land North West of East Challow: 200 homes;
- East of East Hanney: 200 homes;
- South West of Faringdon: 200 homes;
- South of Faringdon: 200 homes;
- Valley Park: 2,550 homes;
- East Harwell Oxford Campus: 1,400 homes;
- West of Harwell: 200 homes;
- South Kennington: 270 homes;
- South Marcham: 200 homes;
- Milton Heights: 1,400 homes;
- North Radley: 200 homes;
- North West Radley: 240 homes;
- North Shrivenham: 400 homes;
- South Shrivenham: 200 homes;
- West Stanford in the Vale: 290 homes;
- East Sutton Courtenay: 220 homes;
- Crab Hill, North East Wantage and South East Grove): 1,500 homes;
- Monks Farm (North Grove): 750 homes; and
- East Wootton: 200 homes.

12.4.2 The sites at Valley Park, East Harwell Oxford Campus and Milton Heights are capable of delivering additional homes beyond the plan period (post 2031), and any future delivery will count towards future plan targets.

12.4.3 This approach fits the preferred spatial strategy of 'building on our strengths' and **partially reflects** the SA findings.

12.4.4 The sites have been selected to enable the district to meet its objectively assessed housing need, as identified in the emerging Oxfordshire SHMA.

12.4.5 The SA demonstrates that the five strategic sites identified in the February 2013 LPP1 consultation document are still the most sustainable locations for growth. However, the council understand that the site to the north of Harwell Oxford Campus is no longer available for housing. Land South of Park Road, Faringdon is subject to a resolution to grant outline planning permission for up to 380 homes, subject to legal agreements, and hence no-longer needs to be allocated.

12.4.6 The remaining three strategic sites identified in the February 2013 LPP1 consultation document are all included in the list of proposed sites identified in the council's February 2014 consultation document, hence reflecting the findings of the SA. However, there is a need to identify additional sites, to meet the objectively assessed housing need.

12.4.7 The emerging Oxfordshire SHMA identifies an objectively assessed need for the Vale of White Horse district to provide 20,560 homes over the period 2011-2031. Once completions and commitments are taken into account, there is a need to plan for a further 12,761 homes. Of these, 4,400 will be provided on sites identified in the February 2013 LPP1 consultation document (1,500 at Crab Hill, 750 at Monks Farm, and 2,150 at Valley Park), and 931 will be provided through the Local Plan Part 2. This leaves 7,430 homes for which additional strategic sites need to be identified in the Local Plan Part 1.

12.4.8 Of these 7,430 homes, 4,025 need to be provided in the first 5 years (April 2014-March 2019) to ensure the council maintains a five year housing supply. The remaining 3,405 homes can be delivered during the rest of the plan period (up to 2031).

12.4.9 The council has assumed that each site can deliver a maximum of 200 homes within the first five years of the plan period. This reflects out delivery monitoring experience, and is based on an assumption that one year will be required to obtain the relevant permissions, and that the completion rate for each site will then be 50 homes per year for the next four years. On this basis, the council needs to identify 20 sites which are capable of delivering 200 homes each within the first five years. Some of these sites will also need to contribute towards the longer term housing requirement, to provide 3,405 homes in the latter part of the plan period.

12.4.10 The council's approach to sites from the 'short term', 'long term', 'AONB' and 'Green Belt' lists is set out below. The council's recommendations for each site, and the reasons for this, are also summarised in the Supporting Paper published alongside the consultation.

'Short term' sites

12.4.11 Nine sites were assessed in the 'short term' list through the SA. Eight of these sites are proposed to be allocated, with the exception of site 32: North Stanford in the Vale. In some cases the area proposed to be allocated is smaller than the area tested, to reflect site specific constraints. Site 32 is not proposed for allocation because the landscape capacity study indicates that development would lead to adverse landscape and visual impacts. Therefore site 38 (West Stanford in the Vale) is preferred if a site is to be allocated in Stanford in the Vale.

12.4.12 The SA identifies significant negative effects against some of the eight 'short term' sites which are proposed for allocation. The council's approach to these significant negative effects is set out below:

- Site 5: South West Faringdon. Significant negative effects are identified against SA objective 8 as the landscape capacity study indicates that only a small area of this site could be developed without causing landscape harm. The council is proposing to allocate part of this site, for 200 homes, despite landscape impacts. This is because the council considers that the sustainability benefits of providing homes adjacent to the Market Town of Faringdon outweigh the landscape impacts, in the context of the sustainability benefits of meeting the district's objectively assessed housing requirement.
- Site 23: North West East Challow. Significant negative effects are identified against SA objective 8 because the landscape study indicates that only a small area of this site could be developed without causing landscape harm. The council is proposing to allocate the site for up to 200 homes, despite landscape impacts. This is because the council considers that the sustainability benefits of providing homes adjacent to the Larger Village of East Challow, and in close proximity to the market town facilities and employment opportunities in Wantage, outweigh the landscape impacts, in the context of the sustainability benefits of meeting the district's objectively assessed housing requirement.

- Site 27: South Marcham. Significant negative effects are identified against SA objective 10 because development on the site could possibly sterilise a potential mineral resource. The council will discuss this matter further with Oxfordshire County Council, and assessments will be carried out as to whether or the mineral is viable, where this is required by Oxfordshire County Council.
- Site 31: North Shrivenham. Significant negative effects are identified against SA objective 7 because the northern part of the tested site is located adjacent to Tuckmill Meadows SSSI. The council is only proposing to allocate the southern part of the tested site (for 400 homes). The allocation of this smaller site area should avoid significant negative effects on Tuckmill Meadows.

'Long term' sites

12.4.13 Sixteen sites were assessed in the 'long term' list through the SA. It should be noted that most of the 'long term' sites would also be capable of delivering some homes in the short term. The 'long term' sites can therefore also contribute towards ensuring that the district maintains a five year housing land supply.

12.4.14 Seven of the sites in the 'long term' list are proposed to be allocated. In some cases the area proposed to be allocated is smaller than the area tested. Nine sites in the 'long term' list are not proposed to be allocated, for the reasons set out below:

- Site 2: South Abingdon. This site is severely restricted by transport issues. The transport issues can only be addressed through the provision of a southern by-pass for Abingdon. At present there is no identified funding and the by-pass could not be funded solely by development.
- Site 13: Didcot A. There may be some opportunities for residential development on this site, but this should be considered through a more detailed site master planning process. Redevelopment of the site will be supported through policy rather than having a specific allocation.
- Site 13B: North Didcot. This site is considered unsuitable for development in this plan period due to the long-term continuation of minerals extraction and the adjacent landfill. The suitability of the site could be reconsidered in the future, following restoration of the landfill and minerals sites.
- Site 16: North West Grove. There is already a large amount of development planned around Wantage and Grove, and it is important that the level of development is both deliverable and sustainable. The suitability of the site could be reviewed in the future.
- Site 20: North West Drayton. Site 21 (South Drayton) is preferred for development at Drayton, as it would be more easily integrated with the existing village. Strategic development (of 200 homes) is not appropriate at more than one location at Drayton due to highway constraints.
- Site 39: Rowstock. This site is not considered appropriate due to issues of coalescence and cumulative impact, and a lack of existing services and facilities to enable sustainable development during early phases.
- Site 41: Steventon Storage Facility. This site is not preferred because it is remote from existing settlements. Initial phases of any development would therefore be unsustainable, and development would need to be of a sufficient size to provide all required services and facilities. This level of development could not be accommodated within the tested site boundary.
- Site 46: Appleford. Local highway infrastructure could not support large scale development on this site. Development would be severely restricted by the road capacity at the two single-lane bridges at Culham and Clifton Hampden. Possible

accesses into the site are constrained by the mainline railway line and the branch line to the gravel workings: additional bridges/infrastructure would be required specific to the site.

- Site 47: Land west of Steventon. Existing significant utility infrastructure would constrain development on this site, and there are also significant highways constraints in this area.

12.4.15 The SA identifies significant negative effects against two of the 'long term' sites which are proposed for allocation. The council's approach to these significant negative effects is set out below:

- Site 21: South Drayton. Significant negative effects are identified against SA objective 10 because development on the site could possibly sterilise a potential mineral resource. The council will discuss this matter further with Oxfordshire County Council, and assessments will be carried out as to whether or the mineral is viable, where this is required by Oxfordshire County Council.
- Site 45: Land East of East Hanney. Significant negative effects are identified against SA objectives 8 and 10. Significant negative effects are identified against SA objective 8 because the landscape capacity study indicates that only part of the site could be developed without causing landscape harm. The council is proposing to allocate part of the site for up to 200 homes, extending slightly beyond the area where landscape impacts would not be harmful. This is because the council considers that the benefits of providing homes adjacent to the Larger Village of East Hanney outweigh the landscape impacts, in the context of the sustainability benefits of meeting the district's objectively assessed housing requirement. Significant negative effects are identified against SA objective 10 because development on the site could possibly sterilise a potential mineral resource. The council will discuss this matter further with Oxfordshire County Council, and assessments will be carried out as to whether or the mineral is viable, where this is required by Oxfordshire County Council.

12.4.16 In total, the council is proposing to allocate 12 new sites from the 'short term' and 'long term' lists. In addition, the council is also proposing to extend the Valley Park site (comprising 3 of the sites tested), but this extension is not likely to provide any additional homes in the first five years. It is therefore necessary to identify a further 8 sites capable of delivering 200 homes in the period to 2019, in order to ensure a five year land supply. One of these 8 sites needs to be of a larger scale (1,000 + homes) to provide for homes later in the plan period. The council has therefore considered sites in the 'AONB' and 'Green Belt'.

Sites within or surrounded by the AONB

12.4.17 Three sites within or surrounded by the AONB were assessed through the SA. One of these sites (Site 17: East Harwell Oxford Campus) is proposed to be allocated. Site 9 (South Wantage) is not proposed for allocation because development of the site would have a significant negative impact on the landscape character of the area, and the AONB in particular. Site 19 (North West Harwell Oxford Campus) is not proposed to be allocated because this site would only be an appropriate location for housing if the north Harwell Oxford Campus strategic site identified in the February 2013 LPP1 consultation document was still going ahead. The council understands that the North Harwell Oxford Campus site is no longer likely to come forward for housing development. As such, site 19 (North West Harwell Oxford Campus) is no longer an appropriate option for residential development.

12.4.18 Site 17 (East Harwell Oxford Campus) is proposed for allocation because there is a compelling economic case for making an exception to the AONB presumption against development in this location, given the site's unique position adjacent to the Harwell Oxford Campus which is an internationally important science hub with Enterprise Zone status. The site has good transport connections and provides an opportunity for highly sustainable development adjacent to a significant employment site which is a planned area for future job growth.

12.4.19 The SA identifies significant negative effects against two SA objectives for site 17 (East Harwell Oxford Campus). The council's approach to these significant negative effects is set out below:

- Site 17: East Harwell Oxford Campus. Significant negative effects are identified against SA objective 8 because the site is located within the AONB and the landscape capacity study indicates that no part of the site is suitable for development on landscape grounds. The council is proposing to allocate the site for development despite landscape impacts. This is because the benefits of providing homes adjacent to the Harwell Oxford Campus are considered to outweigh the landscape impacts and justify development within the AONB, for the reasons set out above. Significant negative effects are identified against SA objective 9 due to impacts on the tranquillity of the AONB. The council will require the site to be appropriately planned and designed so as to minimise and mitigate any such impacts.

Green Belt sites

12.4.20 Ten sites in the Green Belt were assessed through the SA. Seven of these sites are proposed to be allocated. In some cases the area proposed to be allocated is smaller than the area tested, to reflect site specific constraints. Three sites in the 'Green Belt' list are not proposed to be allocated, for the reasons set out below:

- Site 3: South West Botley. This site is not proposed to be allocated because development of this site would erode the open gap between Botley and Cumnor, which would affect the integrity of the Oxford Green Belt. There are also likely to be significant highway issues.
- Site 36: South Wootton. Development on the southern part of the site would have an impact on flight safety at Abingdon Airfield, and hence would not be appropriate. The site is located 250m from the Cothill Fen Special Area of Conservation (SAC). Site 43 (East Wootton) is preferred as a location for development in Wootton, as it is located further from the Cothill Fen SAC.
- Site 37: North Wootton. There are significant surface water flooding issues on Cumnor Road, which development could exacerbate. The site is located 350m from the Cothill Fen SAC. Site 43 (East Wootton) is preferred as a location for development in Wootton, as it is located further from the Cothill Fen SAC.

12.4.21 The remaining sites in the 'Green Belt' list are all needed in order to contribute towards the district's objectively assessed housing need, particularly in the first five years of the plan period. The Green Belt Review identifies that the majority of these remaining sites can be developed without threatening the integrity of the Oxford Green Belt. There is an exception to this at North Radley, which is discussed further below.

12.4.22 The SA identifies significant negative effects against some of the seven Green Belt sites which are proposed for allocation. The council's approach to these significant negative effects is set out below:

- Site 29: North Radley. Significant negative effects are identified against SA objective 8 due to landscape and visual impacts, and impacts on the Oxford Green Belt. The Green Belt Review indicates that this site could not be developed without harming the

integrity of the Oxford Green Belt. However, the council disagrees with the findings of the Green Belt Review in this instance, and considers that some development can be provided on this site without harm to the Green Belt. The council is therefore proposing to allocate part of this site, for up to 200 homes.

- Site 43: East Wootton. Significant negative effects are identified against SA Objective 10. This is because development on the site could possibly sterilise a potential mineral resource. The council will discuss this matter further with Oxfordshire County Council, and assessments will be carried out as to whether or the mineral is viable, where this is required by Oxfordshire County Council.

PART 3: WHAT ARE THE APPRAISAL FINDINGS AND RECOMMENDATIONS AT THIS CURRENT STAGE?

13 INTRODUCTION (TO PART 3)

13.1.1 This Chapter presents an appraisal of the draft plan approach, as set out within the 'Local Plan Part 1' consultation document and modified by the additional consultation draft of LPP1.

13.2 Methodology

13.2.1 The SA assesses the likely impact of Local Plan policies against the SA objectives in order to identify the likely environmental, social and economic impacts of the policies. In instances where likely significant negative impacts are identified, the SA recommends how policies could be amended, or other mitigation measures could be undertaken, to minimise/eliminate any potential negative impacts and promote a more sustainable outcome.

13.2.2 The appraisal identifies and evaluates 'likely significant effects' on the baseline / likely future baseline associated with the draft plan approach, drawing on the sustainability topics and issues identified through scoping (see Part 1) as a methodological framework.

13.2.3 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy measures under consideration. The ability to predict effects accurately is also limited by understanding of the baseline and (in particular) the future baseline.

13.2.4 In light of this, where likely significant effects are predicted this is done with an accompanying explanation of the assumptions made.[36] In many instances it is not possible to predict likely significant effects, but it is possible to comment on the merits of the draft plan approach in more general terms.

13.2.5 It is important to note that effects are predicted taking into account the criteria presented within Regulations.[37] So, for example, account is taken of the duration, frequency and reversibility of effects as far as possible. The potential for 'cumulative' effects is also considered.[38] These effect 'characteristics' are described within the appraisal as appropriate.

13.3 Structure of the appraisal

13.3.1 This chapter presents the appraisal of the draft plan within 11 separate tables – one for each of the sustainability topics used as the basis for scoping.

13.3.2 To give the appraisal 'added structure', each policy within the draft plan is assigned one of the following symbols in-line with predicted 'significant effects.

Table 13.1: SA scoring[39]

++	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

[36] As stated by Government Guidance (The Plan Making Manual, see http://www.pas.gov.uk/pas/core/page.do?pageId=156210): *"Ultimately, the significance of an effect is a matter of judgment and should require no more than a clear and reasonable justification."*
[37] Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004
[38] In particular, there is a need to take into account the effects of the Local Plan acting in combination with the equivalent plans prepared for neighbouring authorities. Furthermore, there is a need to consider the effects of the Local Plan in combination with the 'saved' policies from the Local Plan 2011 [Old Local Plan].
[39] Note that 'Major' effects are, for the purposes of this appraisal classified as 'significant' effects as per the Regulations and Directive.

- -	Major negative impact on objective
?	Uncertain impact on objective
x	No clear link with the objective

13.4 Policy List

13.4.1 Table 13.2 contains a list of the numbers and titles of the Local Plan Part 1 policies that have been appraised in this chapter, with new or revised policies in **bold text**.

13.4.2 The appraisal has focussed on the new or revised policies but has updated the appraisal findings for other policies where they are affected either directly or indirectly. Where such changes have been made they are commented on under 'summary and recommendations' at the end.

Table 13.2: Local Plan Part 1 Policy List

Policy 1 – Presumption in favour of sustainable development	Policy 2 – Settlement hierarchy
Policy 3 – Housing delivery	**Policy 3a – Duty to cooperate policy - Oxfordshire unmet housing need**
Policy 4 – Meeting business and employment needs	Policy 5 – Providing supporting infrastructure and services
Policy 6 – Spatial strategy for Abingdon on Thames and Oxford Fringe Sub-Area	Policy 7 – Abbey Shopping Centre and the Charter, Abingdon on Thames
Policy 8 – Botley central area	**Policy 9 – The Oxford Green Belt**
Policy 10 – Harcourt Hill Campus	Policy 11 – Safeguarding of land for transport schemes in the Abingdon on Thames and Oxford Fringe Sub-Area
Policy 12 – Spatial strategy for South East Vale Sub-Area	**Policy 13 – Didcot A Power Station**
Policy 14 – Transport delivery for the South East Vale Sub-Area	Policy 15 – Safeguarding of land for transport schemes in the South East Vale Sub-Area
Policy 16 – Upper Thames Reservoir	**Policy 17 – Spatial strategy for Western Vale Sub-Area**
Policy 18 – Affordable housing Vale	Policy 19 – Rural exception sites
Policy 20 - Density	Policy 21 – Housing mix
Policy 22 – Meeting the needs of gypsies, travellers and travelling show people	Policy 23 – Accommodating current and future needs of the ageing population
Policy 24 – New employment development on unallocated sites	Policy 25 – Changes of use of existing employment land and premises

Policy 26 – Further and higher education	Policy 27 – Tourism-related development
Policy 28 – Retailing and other main town centre uses	Policy 29 – Promoting sustainable transport and accessibility
Policy 30 – Sustainable design and construction	Policy 31 – Renewable energy
Policy 32 – Flood risk	Policy 33 – Natural resources
Policy 34 – Landscape	Policy 35 – Green infrastructure
Policy 36 – Conservation and improvement of biodiversity	**Policy 37 – Design and local distinctiveness**
Policy 37A – Design Briefs for Strategic and Major Sites	Policy 38 – The historic environment
Policy 39 – The Wiltshire and Berkshire Canal	Policy 40 – Delivery and contingency

Table 13.3: 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 –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.	+
3 – Major positive effects – provides a higher level of housing than the Local Plan 2011 and South East Plan; matching 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.	++
3A – 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
4 – Neutral impact on objective	0
5 – 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.	-
6 – 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.	++
7 – no clear link with the objective.	X
8 – 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.	?
9 –The previous (March 2013) Green Belt policy did not allow any release of Green Belt land. The new policy, informed by the Green Belt Review, allocates 7 strategic sites for housing in sustainable 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.	+
10 – 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.	?
11 – As a safeguarding policy it does not have an identifiable effect on this objective	X
12 – 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.	++
13 - The revised policy adds the potential for residential development to occur on-site in the proposed mixed-use development. Minor positive	+
14 - Minor positive through facilitating the 'right location' of housing in relation to employment.	+
15 - No link with this objective (safeguarding *transport land*).	X
16 – 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
17 - 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.	++
18 – 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.	++
19 – This policy would lead to the delivery of affordable housing in rural areas where there is evidence of demonstrable need. Major positive.	++
20 – Specifying a minimum housing density should help to deliver sufficient homes. Major positive.	++
21 – Major positive effect in terms of providing the appropriate types of homes.	++

Table 13.3: Appraisal Of Local Plan Part 1 Policies against SA Objective 1 'Provide sufficient suitable homes including affordable homes to meet assessed need.	
22 – This policy would meet the identified need of 13 new pitches in the Vale for the plan period. Major positive.	++
23 – Policy sets out the requirements for all new homes (excluding flats above ground level) to be built to Lifetime Homes standards.	++
25 - New employment development on unallocated sites – Neutral impact on objective	0
25 –This policy could have a minor positive impact through allowing the change of use of employment land to residential, subject to conditions being met.	+
26 –Neutral impact on objective	0
27 –Neutral impact on objective	0
28 –Neutral impact on objective	0
29 –Neutral impact on objective	0
30 –Neutral impact on objective	0
31 –Neutral impact on objective	0
32 – 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.	-
33 - 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
34 - "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
35 – 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.	-
36 – Neutral impact on objective	0
37 – The previous (March 2013) policy 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.	++
37A – 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.	++
38 – Neutral impact on objective	0
39 – Neutral impact on objective	0
40 - Minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies	+
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 supply. The Plan as appraised would not have any significant negative effects on this objective. **The new and revised policies in the LPP1 additional consultation document are considered to strengthen the performance of the plan in terms of housing; by delivering a greater number of houses, by frontloading housing delivery to the beginning of the plan period, and through strengthening the policy relating to their design.**	

Table 13.4: 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 – Major positive as housing, infrastructure and facilities would be directed to the most appropriate locations.	++
3 – Greater housing delivery overall and a greater quantum of development in rural areas, however still remains proportionate in accordance 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. A higher quantum of development than in the March 2013 consultation document should ensure that rural areas share in the benefits of development. Major positive effect	++
3A – 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
4 – 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.	++
5 – 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.	++
6 – 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.	++
7 – Redevelopment of the Abbey and Charter areas of Abingdon would ensure the provision of high quality retail facilities in the area. Minor positive.	+
8 – 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.	++
9 –The new Green Belt policy releases 7 strategic 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 (March 2013) 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.	+
10 – 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.	?
11 – No link with this objective as this is a *safeguarding* policy.	X
12 – 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.	++
13 – 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 more positive than the previous (March 2013) policy; however the uncertainty remains as to the balance of uses and therefore the uncertain effect remains in terms of this objective.	?
14 – No clear link with the objective	X
15 - No link with this objective as this is a *safeguarding* policy.	X

16 - No link with this objective as this is a *safeguarding* policy.	**X**
17 - 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.	**++**
18 – Neutral impact on objective	**0**
19 – Minor positive	**+**
20 – Minimum density will be positive in order to promote accessibility to services. Minor positive	**+**
21 – Neutral impact on objective	**0**
22 – Neutral impact on objective	**0**
23 - No link with this objective	**X**
24 – Neutral impact on objective	**0**
25 – Neutral impact on objective	**0**
26 – 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.	**++**
27 – Neutral impact on objective	**0**
28 – 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	**++**
29 – Neutral impact on objective	**0**
30 – Neutral impact on objective	**0**
31 – Neutral impact on objective	**0**
32 – 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.	**+**
33 – Neutral impact on objective	**0**
34 – “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.	**+**
35 – A net gain in green infrastructure would likely lead to more open space and opportunities for informal recreation, minor positive.	**+**
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.	**+**
37A –. 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.	**++**
38 – Neutral impact on objective	**0**
39 – Neutral impact on objective	**0**
40 - Minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	**+**
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 Plan as appraised would not have any significant negative effects on this objective.

The new and revised policies in the LPP1 additional consultation document are considered to strengthen the plan in terms of service provision in urban and rural areas as the quantum of development has increased; and so has the quantum of supporting community infrastructure with it. Furthermore, with an increased population, a greater number of facilities and services should be able to be sustained.

Table 13.5: 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 – 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	++
3 –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. Major positive effect.	++
3A – 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
4 – 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.	-
5 – 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.	++
6 – 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 road network around Botley and Abingdon on the A34 are currently operating near capacity, and further development could add extra congestion to the network. 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.	+
7 – 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.	-
8 – 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
9 – 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.	+
10 – 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.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – Major positive effects – the site templates both provide for significant transport upgrades and footpaths / cycleways.	++
13 –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.	
14 - 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.	**++**
15 - Minor positive as the policy ensures that the improvements necessary to deliver an effective transport system can be delivered.	**+**
16 - No link with this objective as this is a *safeguarding* policy.	**X**
17 – 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. Minor positive overall.	**+**
18 – 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.	**+**
19 – 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.	**-**
20 – 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	**++**
21 – Neutral impact on objective	**0**
22 – 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.	**+**
23 - No link with this objective.	**X**
24 – Unallocated sites are not necessarily in the most sustainable or accessible locations. Likely to lead to increased travel. Major negative	**--**
25 – 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).	**?**
26 – 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.	**+**
27 – 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.	**--**
28 – 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.	**++**
29 – Major positive effect. This policy will reduce the need to travel, encourage modal shift and enable key 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 likely lead to additional trips however the wider benefits of modal shift and sustainable land use would likely outweigh this increase and improve the baseline situation and 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.	
30 – Neutral impact on objective	**0**
31 – Neutral impact on objective	**0**
32 – 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.	**-**
33 – Neutral impact on objective	**0**
34 – 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	**+**
35 – Delivering a net gain in green infrastructure provision could be used to improve walking and cycling facilities, encouraging modal shift. Minor positive.	**+**
36 – Neutral impact on objective although it is noted that by improving conservation and biodiversity this policy could further encourage recreational walkers.	**0**
37 – The policy is similar to the previous (March 2013) policy that 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.	**++**
37A – 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.	**++**
38 – Neutral impact on objective	**0**
39 – 'Proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking, cycling and interpretation'. Will lead to additional walking and cycling provision and through creating a more attractive environment could encourage/help facilitate modal shift'.	**++**
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	**+**

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 major 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.

The new and revised policies in the LPP1 additional consultation document are considered to strengthen the plan in terms of reducing the need to travel by contributing a greater amount towards sustainable transport infrastructure delivery and delivering more housing in accessible locations; which should have the benefit of being able to sustain a better quality bus service through being able to serve more people. The one negative change in the revised changes 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.

<u>Recommendation:</u>

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.

Table 13.6: 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 – Minor positive through ensuring access to healthcare and leisure facilities and encouraging walking and cycling.	+
3 – 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.	++
3A – 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
4 - 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.	++
5 – The delivery of infrastructure should have a minor positive impact.	+
6 – 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.	++
7 – 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.	+
8 – 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.	+
9 – no effect	0
10 – likely to have no effect however uncertain at this stage due to the lack of an agreed masterplan.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – 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.	++
13 – 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.	+
14 - Minor positive through the provision of cycling infrastructure and improving links between housing and employment.	+
15 - No link with this objective as this is a *safeguarding* policy.	X
16 - No link with this objective as this is a *safeguarding* policy.	X
17 - 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.	++
18 – 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.	+
19 – This would result in positive effects for those who benefit from the rural affordable housing. Minor positive.	+
20 – Neutral impact on objective	0
21 – 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.	++

22 – 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.	++
23 - No link with this objective.	X
24 – Increased employment would likely lead to an improvement in health and wellbeing. Minor positive.	+
25 – This could encourage the regeneration of deprived areas; or areas where there is no demand for vacant properties. Major positive effect.	++
26 – Neutral impact on objective	0
27 – Neutral impact on objective	0
28 – Neutral impact on objective	0
29 – 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
30 – 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.	+
31 – 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
32 – Positive effect as this policy will encourage provision of green infrastructure and SuDS.	+
33 – 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. ++ if the policy is strengthened (where feasible).	++
34 – Minor positive – enhances landscape features which will improve air quality and maintain access to the countryside.	+
35 – 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. Major positive.	++
36 – 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.	+
37 – The previous (March 2013) appraisal scored a minor positive effect for its effect on health and wellbeing. The revised policy seeks to promote sustainable transport and deliver green infrastructure, which should lead to health and wellbeing benefits. Additional 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.	++
37A – 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.	++
38 – Neutral impact on objective	0
39 – Would lead to improved leisure, walking and cycling provision as well as a form of green infrastructure through new development. Major positive.	++
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	+

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

The new and revised policies in the LPP1 additional consultation document are considered to strengthen the positive effects in terms of health and wellbeing through delivering additional health and wellbeing infrastructure to address deficiencies in the Vale. **This should result in significant positive effects, strengthening the previous (March 2013) policy approach.**

Table 13.7: 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 – Minor positive.	+
3 – This policy would lead to major positive effects through creating more mixed communities and fully meeting identified housing need as identified in the emerging 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.	++
3A – 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
4 – 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	++
5 – Provision of educational facilities could raise educational attainment by improving opportunities/facilities for learning. Minor positive.	+
6 –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 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.	+
7 – 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.	+
8 – minor positive through reducing social exclusion through improving community facilities	+
9 – no effect	0
10 – 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.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – 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.	++
13 – 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	++
14 – No clear link with the objective	X
15 - No link with this objective as this is a *safeguarding* policy.	X
16 - No link with this objective as this is a *safeguarding* policy.	X
17 – 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.	++
18 – 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.	++

19 – 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.	++
20 – Neutral impact on objective	0
21 – This policy would lead to Major positive effects through creating more mixed communities	++
22 - 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.	++
23 - No link with this objective.	X
24 - 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.	++
25 – 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.	++
26 – 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.	++
27 – 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.	+
28 – The main town centre uses would be focussed at the most accessible locations which should help reduce social exclusion. Minor positive	+
29 – 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	++
30 – Neutral impact on objective	0
31 – Neutral impact on objective	0
32 - 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.	-
33 – Neutral impact on objective	0
34 – Allows for small-scale development to support social well-being. Minor positive.	+
35 – Neutral impact on objective	0
36 – Neutral impact on objective	0
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.	+
37A – 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.	++

38 – Neutral impact on objective	**0**
39 – Neutral impact on objective	**0**
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	**+**

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

The new and revised policies in the LPP1 additional consultation document are considered to strengthen regeneration efforts through allocating development at a larger number of settlements. Additionally, through delivering a higher number of houses, 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.

Table 13.8: 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 – The settlement hierarchy would promote and support a strong network of towns and villages. Minor positive.	+
3 - 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. 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.	++
3A – 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
4 – 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.	++
5 – Delivering the enabling infrastructure (in particular transport) that supports employment land development should promote economic growth. Major positive.	++
6 – 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 small scale of allocated development. An increase in the number of houses allocated in the sub-area should benefit the local economy.	+
7 – 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.	++
8 – 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.	+
9 – 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.	+
10 – 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.	?
11 - No link with this objective as this is a *safeguarding* policy.	?
12 – 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.	++
13 – Major positive – this policy is broadly supportive of the site for employment use, subject to specific considerations.	++
14 - 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.	++
15 - 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.	+
16 - No link with this objective as this is a *safeguarding* policy.	X
17 – 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.	++
18 – 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.	+
19 – Neutral impact on objective	0
20 – Minor positive – adopting a higher density could help sustain shops, services and the local economy.	+

21 – Neutral impact on objective	**0**
22 – Neutral impact on objective	**0**
23 - No link with this objective.	**X**
24 –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.	**++**
25 – 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.	**++**
26 – 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.	**++**
27 – Major positive in terms of capturing overnight spend in the Vale and creating jobs in the tourism industry.	**++**
28 – 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.	**++**
29 – 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.	**++**
30 – Neutral impact on objective	**0**
31 – Neutral impact on objective	**0**
32 – 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.	**-**
33 – 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.	**-**
34 – Minor benefit to tourism.	**+**
35 – Neutral impact on objective	**0**
36 - Neutral impact on objective	**0**
37 – The previous (March 2013) appraisal scored policy 37 as a minor positive relating to improved accessibility and ease of movement to town centres and employment areas. The revised policy strengthens this policy approach however it is still considered to be a minor positive.	**+**
37A – See Policy 37 above. Minor positive	**+**
38 – 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.	**-**
39 – Neutral impact on objective	**0**
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	**+**

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

The new and revised policies in the LPP1 additional consultation document are considered to improve the performance of the plan in terms of supporting the economy through delivering an increased number of houses;

which should increase local spending power (through an increased local population) and also help to increase affordability, with benefits in terms of increased disposable income. The strategic sites allow growth at a number of the largest settlements in the district, which should spread the benefits of growth across a wider area than was previously the case. By allocating strategic sites at settlements in the Green Belt this should help to sustain local businesses in these areas.

Table 13.9: 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 – Neutral impact on objective	**0**
3 – 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. 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 should have a neutral effect on biodiversity overall.	**0**
3A – 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**
4 – 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**
5 – 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.	**++**
6 – 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.	**+**
7 – no effect	**0**
8 – no effects	**0**
9 – Revisions to the Green Belt policy means 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. Minor positive.	**0**
10 – 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.	**?**
11 - No link with this objective as this is a *safeguarding* policy.	**X**
12 – Minor positive effects – the site templates indicate that development must provide a 'net gain' in biodiversity.	**+**
13 – 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**
14 - 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**
15 - 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.	**-**
16 - No link with this objective as this is a *safeguarding* policy.	**X**
17 – Overall minor positive assuming policies requiring a net increase in biodiversity policies are implemented.	**+**
18 – 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**
19 – 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.	**-**

20 – Setting a minimum density and the situations where higher density will be sought encourages the sustainable use of land, which will protect against additional land take that could have negative effects in terms of the natural environment. Minor positive	+
21 – Neutral impact on objective	0
22 – 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
23 - No link with this objective.	X
24 – 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.	-
25 – 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
26 – 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.	-
27 – could lead to minor negative effects	-
28 – Neutral impact on objective	0
29 – 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.	-
30 – 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.	+
31 – 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
32 – 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.	+
33 – This policy would protect biodiversity on PDL and aims to improve water and air quality. Minor positive effect.	+
34 – This policy would protect and enhance valued landscape features which in turn will benefit both the natural environment and biodiversity. Minor positive.	+
35 – 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.	++
36 – Major positive effect. This policy aims to achieve a net gain in biodiversity through reconnecting, restoring and recreating habitats. Additionally it would not allow development to proceed unless damage to biodiversity can be avoided, mitigated or, as a last resort, compensated for. Damage to designated sites would be avoided.	++
37 – The revised policy requires design to incorporate and/or link to high quality green infrastructure to enhance biodiversity. Minor positive.	+
37A – 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.	+
38 – Neutral impact on objective	0
39 – The policy would require canal restoration schemes to demonstrate that there would be no overall adverse effect on the natural environment, and it will be 'protected and enhanced'. There is the potential for the canal to provide new habitat and reconnect habitats. Positive effect.	+
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	+
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 Plan as appraised would not have any significant negative effects on this objective.

The new and revised policies in the LPP1 additional consultation document are considered to improve the plan in terms of biodiversity through providing an opportunity to create new habitat and strategic green infrastructure links 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.

Table 13.10: 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 – potential effect on townscape – uncertain effect	?
3 – 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 negative effects are experienced for this objective. This is an important consideration given the proximity of new development to the AONB. Sites at East Harwell Oxford Campus (in the AONB) and North West Radley (in the Green Belt) were considered by the Landscape Capacity Study to have no part of the site suitable in terms of landscape capacity. The decision to allocate these sites therefore has the potential to lead to significant negative effects; although the site templates for these sites require a Landscape and Visual Impact Assessment which should prevent a significant negative effect from occurring. Overall, minor negative effect.	-
3A – 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
4 – 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.	+
5 – No effects.	0
6 –The proposal to allocate North West Radley would likely result in a minor negative effect (see discussion under Policy 3). The proposed allocations at South Cumnor, South Marcham and East Wootton are larger than recommended in the Landscape Character Study would also likely result in minor negative effects.	-
7 – 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.	++
8 – 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. Major positive effect.	++
9 – Following the Green Belt Review some Green Belt land will be released for development. Sites at North West Radley, South Cumnor, South Marcham and East Wootton would result in a minor negative effect (see discussion under Policy 3). The site at North Radley is proposed to be allocated despite the findings of the Green Belt Review, which indicate that development on this site would affect the integrity of the Oxford Green Belt. There would be a loss of Green Belt under the policy which could potentially be substituted by designating replacement land as Green Belt.	-
10 – 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.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – Minor negative effects - The proposal to allocate East Harwell Oxford Campus (in the AONB) would likely result in a minor negative effect (see discussion under Policy 3). The proposed allocations at North West of East Challow, 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.	-
13 – 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.	+
14 - 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.	-

15 – 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	-
16 - No link with this objective as this is a *safeguarding* policy.	X
17 – 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.	-
18 – 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
19 – 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.	-
20 – Neutral impact on objective	0
21 – Neutral impact on objective	0
22 – 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
23 - No link with this objective.	X
24 – 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.	-
25 – Neutral impact on objective	0
26 – 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.	-
27 – Tourism development would increase access to cultural assets. Minor positive.	+
28 – Potential impact regarding townscape, but uncertainty over whether it is positive or negative. Could be made a positive with a reference to design policy.	?
29 – 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.	-
30 – 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
31 – 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
32 – 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
33 – Neutral impact on objective	0
34 – Major 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 East Harwell Oxford Campus subject to sensitive design of the scheme, extensive mitigation and a Landscape and Visual Impact Assessment. Considering that the Landscape Capacity Study recommends that no area of the site is developed limited capacity of the site to accommodate development, it is likely that a residual negative effect would remain; however the remainder of the AONB would continue to benefit from strong protection.**	++
35 – 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.	++
36 – 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.	
37 – D The revised design policy scored a minor positive effect in terms of landscape. The revised policy restates the previous policy approach to design however strengthens it by requiring development to take into account its surroundings and create a high quality townscape and landscape and public realm. Significant positive.	**++**
37A – 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.	**++**
38 – 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.	**++**
39 – Policy would protect and enhance the cultural, historic and natural environment, ensuring no overall adverse effect. The canal could also potentially improve access to such assets. Major positive.	**++**
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	**+**

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; protection of areas designated for landscape value; 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 which as a strategic scheme is likely to take longer to deliver.

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

The new and revised policies in the LPP1 additional consultation document are considered to weaken the approach to landscape. East Harwell Oxford Campus (AONB) and North Radley (Green Belt) were assessed in the Landscape Capacity Study to have no part of the site suitable for development on landscape grounds. The proposal to allocate these sites is therefore likely to lead to negative effects. The site templates require extensive mitigation and a Landscape and Visual Impact Assessment however given the sensitivity of the sites it is likely that a residual negative effect would remain.

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.

Table 13.11: Appraisal Of Local Plan Part 1 Policies against SA Objective 9 'Reduce air, noise and light pollution'

Commentary	Score
1 – minor positive	+
2 – Cumulatively, focussing development at the largest areas would likely lead to negative impacts, in part mitigated by the sustainable transport and design policies.	-
3 - 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, South Drayton, North Radley and North West Radley) to prevent negative effects for the AQMA. Additionally the site at East Harwell Campus is within the AONB which, after mitigation, still has the potential to lead to minor noise and light pollution effects. Minor negative effect.	-
3A – 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
4 – 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. Neutral impact on objective	0
5 – 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.	-
6 – 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	-
7 – See policy 6 regarding Abingdon AQMA. Minor negative.	-
8 – 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
9 – no effect	0
10 - Due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – 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. East Harwell Campus is likely to lead to minor residual light and noise pollution effects in the AONB given its sensitive location.	-
13 – 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
14 - 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.	-
15 - No link with this objective as this is a *safeguarding* policy.	X
16 - No link with this objective as this is a *safeguarding* policy.	X
17 – 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.	-
18 – Housing in general (affordable and market) is likely to increase air, noise and light pollution and therefore	-

result in minor negative effects.	
19 – 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.	-
20 – Building at a higher density would likely increase concentrations of air, noise and light pollution. Minor negative.	-
21 – Neutral impact on objective	0
22 – Neutral effect on this objective	0
23 - No link with this objective.	X
24 – 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.	-
25 - 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
26 – as 24. Intensification of existing sites could lead to negative impacts in terms of this objective. Minor negative.	-
27 – Neutral impact on objective	0
28 – Minor negative effects through new development.	-
29 –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.	-
30 – This policy would minimise air pollution for new development, require less artificial lighting and utilise increased planting to screen light pollution. Minor positive	+
31 – 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.	+
32 – Neutral impact on objective	0
33 – 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.	+
34 – 'Tranquillity and the need to protect against intrusion from light pollution, noise and motion' – minor positive for the landscape.	+
35 – Green infrastructure offers additional potential to improve air quality and screen light and noise pollution. Minor positive.	+
36 – Neutral impact on objective	0
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.	+
37A – minor positive effects for major and strategic sites (see Policy 37 above).	+
38 – Neutral impact on objective	0
39 – Neutral impact on objective	0
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	+

Summary and Recommendations

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

The new and revised policies in the LPP1 additional consultation document are considered to lead to no difference in the appraisal findings in terms of air, light and noise pollution. The decision to allocate development in the Abingdon sub-area has the potential to increase air pollution at the 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 proposed in the site template.

Table 13.12: 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 – The additional development would likely lead to increased resource use and emissions.	-
3 – 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.	-
3A – 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
4 – 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.	-
5 – 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.	-
6 – Would lead to more resource use and emissions. Small scale development plus mitigation through sustainable design and construction policies. Minor negative effect.	-
7 – 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.	+
8 – as Policy 7. Minor positive.	+
9 – no effect	0
10 - Due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – 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.	-
13 – 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
14 - 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.	-
15 - No link with this objective as this is a *safeguarding* policy.	X
16 - No link with this objective as this is a *safeguarding* policy.	X
17 – 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.	-
18 – 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.	-

19 – 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.	-
20 – Building at a higher density encourages the efficient use of land. Major positive.	++
21 – Neutral impact on objective	0
22 – 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.	+
23 - No link with this objective.	X
24 – 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.	-
25 – Major positive in terms of encouraging the efficient use of land.	++
26 – As 24 – although criteria i to iii would promote the efficient use of land and sustainable transport to mitigate the impact. Minor negative.	-
27 – Additional development would lead to a minor negative impact in terms of resource use.	-
28 – 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,	-
29 – 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.	-
30 – 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 policy is in line with Building Regulations requirements (for energy efficiency) for CSH Level 4 as of 2013. The Building Regulations requirements will go up in 2016 to roughly Level 5. The Policy could be strengthened to a significant positive effect if it were to rise to Level 5 overall (instead of just for energy efficiency) in line with the rise in Building Regulations standards.	+
31 – This policy would promote renewable energy generation and replace non-renewable energy, leading to reduced greenhouse gas emissions. Major positive.	++
32 – 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.	-
33 – 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.	+
34 – Neutral impact on objective	0
35 – Neutral impact on objective	0
36 – Neutral impact on objective	0
37 – Policy has been revised to minimise energy consumption and mitigate water run-off and flood risk. Design to promote sustainable transport. Minor positive.	+
37A – The policy requires strategic sites to encourage sustainable transport and deliver open space which should help to reduce emissions.	+
38 – Neutral impact on objective	0
39 – Neutral impact on objective	0
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	+
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 Plan has been appraised to not have any significant negative effects.

The new and revised policies in the LPP1 additional consultation document 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 revised design policies 37 and 37A should help reduce emissions from transport by encouraging sustainable transport; and buildings that minimise energy consumption. Some of the additional sites have the potential to lead to negative effects in terms of sterilising mineral resources.

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.

Table 13.13: Appraisal Of Local Plan Part 1 Policies against SA Objective 11 'Increase resilience to climate change and flooding

Commentary	Score
1 – minor positive	+
2 – 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
3 – 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.	-
3A – 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
4 – 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.	+
5 – Infrastructure includes green infrastructure and open space provision. Minor positive.	+
6 – Abingdon and Botley are susceptible to flooding. Small scale development plus mitigation through Policy 32 would lead to no effect.	0
7 – 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.	+
8 – As policy 7 (although no flood zones on Botley site). Minor positive	+
9 – no effect	0
10 - Due to the lack of an agreed masterplan the effect is uncertain at this stage.	?
11 - No link with this objective as this is a *safeguarding* policy.	X
12 – Wantage C (Monks Farm) has 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
13 – No effect as the site is not located within a flood zone.	0
14 - 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.	-
15 - No link with this objective as this is a *safeguarding* policy.	X
16 - No link with this objective as this is a *safeguarding* policy.	X
17 – The proposed sites are not within flood zones 2 or 3.	X
18 – Neutral impact on objective	0
19 – 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.	-
20 – 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.	-
21 – Neutral impact on objective	0
22 – 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
23 - No link with this objective.	X

24 – 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.	-
25 – Efficient use of land would prevent unnecessary land take and the subsequent impact on flood risk. Minor positive.	+
26 – Neutral impact on objective	0
27 – Neutral impact on objective	0
28 – Could have an effect on flood risk, but would be mitigated by flood risk policy. Neutral impact on objective.	0
29 – Neutral impact on objective	0
30 – 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. Significant positive.	++
31 – Neutral impact on objective	0
32 – 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).	++
33 – 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. Minor positive.	+
34 – Neutral impact on objective	0
35 – The implementation of green infrastructure can increase resilience to climate change and flooding. Major positive.	++
36 – 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.	+
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.	+
37A – 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.	+
38 – Neutral impact on objective	0
39 – The policy requires any restoration of the canal to 'fully assess' and 'take into account' impacts regarding flood risk. Neutral impact on objective.	0
40 - Delivery and Contingency – minor positive effect as (in cases of a lack of implementation/delivery of policies) it would speed up the delivery of plan policies.	+

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.

The new and revised policies in the LPP1 additional consultation document are considered to worsen performance against this objective as a small number of sites involve the loss of the Best and Most Versatile land; leading to a minor negative effect. Revised policy on design encourages development to be resilient to extremes in climate change and is designed to minimise energy use; leading to minor positive effects.

14 CONCLUSIONS AT THIS CURRENT STAGE

14.1.1 It is not the role of SA to determine preferred options, but it is the role of SA to identify significant effects on particular aspects of the baseline associated with particular options or policies. At this current stage in the plan-making process it has been possible to identify instances of options and policies potentially leading to significant effects (positive and negative) on one or more element of the baseline. In each instance, these findings should be a concern of the Council's, but needn't automatically mean that the policy in question should not be preferred. It may be that the policy in question is also associated with significant positive effects on particular aspects of the baseline, in which case the Council may determine that a 'trade-off' is acceptable. It may also be the case that there is the potential to 'mitigate' negative effects, i.e. implement the option (through policy) in a way that is different to that currently envisaged (or assumed).

14.1.2 The following are key considerations for the Council at this current stage:

1. Landscape – Two sites in particular, East Harwell Oxford Campus (AONB) and North Radley (Green Belt), are allocated despite the Landscape Capacity Study highlighting that no area of the sites is suitable for development on landscape and visual impact grounds. Mitigation measures would reduce the significance of the impact however a residual minor adverse impact would likely remain. The acceptability of such landscape impacts in an AONB and the Green Belt is an important trade-off that would need to be justified by the benefits of development at the two sites.

2. Agricultural Land Classification[40] – the SA shows that a small number of strategic sites would potentially lead to the loss of some of the Best and Most Versatile Land in the district. The agricultural land quality is generally high in the Vale, particularly towards the south in and around the Science Vale Oxford area. Justification of the sterilisation of such land for employment and housing growth is a trade-off that would need to be justified.

3. Mineral resources – The SA shows that a small number of strategic sites would lead to the sterilisation of potentially viable mineral resources. The Council should work with landowners and the County Council to assess the viability of such sites and arrange prior extraction where possible before development commences.

[40] It should be noted that the data used for ALC is not up-to-date or particularly reliable – however Grade 2 land could potentially be lost. Surveys of the sites should be progressed in order to ascertain the actual classification of the land at the site.

15 RECOMMENDATIONS AT THIS CURRENT STAGE

15.1.1 The following is a summary of the recommendations presented within Chapter 13 above. These recommendations will be taken into account when finalising the plan (alongside appraisal findings more generally, and consultation responses received as part of the current consultation).

Table 15.1: SA Recommendations		Council's Response
Policy	**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.	Agree. This change has been made – the revised policy now states that 'scope to make active use of the railhead should be considered.
Policy 9	The Council should consider the need to identify replacement Green Belt land to ensure that there is no net loss in Green Belt land.	This issue has been considered through the 2014 Green Belt review, and no suitable replacement Green Belt land has been identified.
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.	Agree that an assessment should be made as to whether or not the mineral is viable, where this is required by Oxfordshire County Council. A requirement relating to this has been added to the relevant site templates. Decisions around prior extraction of the mineral to be taken once assessment results have been received.

PART 4: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

16 INTRODUCTION (TO PART 4)

16.1.1 This Part of the SA Report explains the next steps that will be taken as part of the plan-making / SA process, including in relation to monitoring.

17 PLAN FINALISATION, ADOPTION AND MONITORING

17.1 Plan finalisation and adoption

17.1.1 Following consultation on the Local Plan Part 1 additional consultation document the Council will prepare a 'Proposed Submission' version of the document, which, as SA is an on-going process that feeds into plan-making, will be accompanied by a final SA Report published alongside it. This will then be 'Published' in-line with Regulation 19 of the Town and Country Planning (Local Planning) Regulations 2012 so that final representations can be made. Following Publication, it is the intention that the Plan will be 'Submitted' for Examination in Public (EiP). The Council will also Submit a summary of issues raised (if any) through representations at the Publication stage so that these can be considered by the Government appointed Planning Inspector who will oversee the EiP. At the end of the EiP, the Inspector will judge whether or not the Plan is 'sound'.

17.1.2 Assuming that the Inspector does not request that further work be undertaken in order to achieve soundness, it is expected that the Plan will be formally adopted by the Council in summer 2015. At the time of adoption an SA 'Statement' must published that sets out (amongst other things):

- How this SA findings and the views of consultees are reflected in the adopted Plan,
  - i.e. bringing the story of 'plan-making / SA up to this point' up to date; and
- Measures decided concerning **monitoring**.

17.2 Monitoring

17.2.1 At the current stage (i.e. within the SA Report), there is only a need to present measures *envisaged* concerning monitoring. As such, Table 17.1 suggests measures that might be taken to monitor the effects (in particular the negative effects) highlighted by the appraisal of the draft plan (see Part 3 of this SA Report).

Table 17.1: Measures envisaged concerning monitoring.

Objective	Monitoring Measure
1. Provide sufficient suitable homes including affordable homes to meet assessed need.	Housing delivery Housing delivery in rural areas Housing Density
2. Ensure the availability of high quality services and facilities in the Vale's towns and rural areas.	Access to services and facilities of current and future residents Educational attainment
3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion.	Travel to work patterns Average journey times by mode Average km travelled by mode Modal split
4. Improve the health and well-being of Vale residents.	Health Profile for the Vale Delivery of green infrastructure including extent and condition / quality. Index of multiple deprivation.
5. Reduce inequality, poverty and social exclusion in the Vale, and raise	Index of Multiple Deprivation (and sub-domains) Work force classification

educational achievement and skills levels.	
6. Support a strong and sustainable economy within the Vale's towns and rural areas.	Work force classification Job seekers claimants
7. Improve and protect the natural environment including biodiversity, water and soil quality	% of the Vale's SSSIs in a favourable or unfavourable but recovering condition BAP species and habitat extent and condition Chemical and biological water quality '% of applications granted against the advice of Natural England
8. Protect, enhance and manage the cultural heritage and provide a high quality townscape and landscape.	Number and % of Listed Buildings at Risk (all grades) Number and % of Scheduled Monuments at Risk Number of conservation areas and % of local authority area covered by designation Number and % of Conservation Areas at Risk '% of applications granted against the advice of the AONB planning officer
9. Reduce air, noise and light pollution	Air Quality (PM_{10}, $PM_{2.5}$ and NOx) Quantity of noise complaints due to construction and operation of new developments
10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency	GHG emissions per capita Water efficiency of new developments Energy efficiency of new developments
11. Increase resilience to climate change and flooding	Number of developments given permission contrary to EA objections (over flood risk).

APPENDIX 1: REGULATORY REQUIREMENTS

The Introduction to this SA Report explains that, in order to demonstrate compliance with the requirements of the Environmental Assessment Regulations 2004, SA Reports must answer four questions. Table 1.1 of the Introduction then 'makes the links' between requirements of the Regs and these four questions. Table 1.1 is reproduced below (as Table 1). The right-hand column of Table 1 does not quote directly from the Regs, but rather reflects a degree of interpretation. As such, Table 2 explains this interpretation. The following points supplement Table 2.

- References to 'plan or programme' have been shortened to 'plan'.
- Reference to '*the environmental protection objectives, established at international, Community or Member State level…'* is shortened to '*the environmental protection objectives, established at international or national level…'*
- The requirement to provide 1) '*an outline of the … relationship [of the plan] with other relevant plans and programmes*' and 2) *'the environmental protection objectives…'* is taken to mean that a review of the relevant context should be provided.
- The requirement to provide an explanation of *'the way [environmental protection] objectives and any environmental considerations have been taken into account during [plan] preparation'* is taken as indicating that the SA Report must explain how SA has influenced development of the draft plan.
- The reference to issues that might be a focus of SEA is not given prominence. This reflects the fact that these issues are merely suggested; and that a foremost consideration when undertaking SEA should be the fact that the Regulations are of a procedural nature, i.e. do not seek to prescribe substantive issues that should be a focus. These issues are a material consideration nonetheless.
- The need to provide *'an outline of the reasons for selecting the alternatives dealt with'* is taken to have a duel meaning:

1) There is a need to justify the range of alternatives considered (and indeed, the range of issues for which alternatives were considered)
2) There is a need to explain the reasons for selecting preferred alternatives / the preferred approach to addressing each of the key issues in question. This requirement tallies with the requirement to explain *'the way [environmental protection] objectives and any environmental considerations have been taken into account during [plan] preparation'*

- The requirement to explain 'the likely significant effects…' is assumed to relate to both the draft plan and alternatives.
- The reference to providing *'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'* is not given prominence. This is purely for reasons of brevity. Methodology is explained where relevant in the report.
- Reference to 'in accordance with Article 10' is removed for brevity.
- Finally, it will be noted that references to 'the environment' have been retained, despite the fact that the starting assumption that there is a need to give particular attention to environmental issues does not apply to SA.

Table 1: Questions that must be answered within the SA Report

SA REPORT QUESTION	SUB-QUESTION	CORRESPONDING REQUIREMENT (THE REPORT MUST INCLUDE…)
What's the scope of the SA?	What's the Plan seeking to achieve?	• An outline of the contents and main objectives of the plan
	What's the sustainability 'context'?	• The relationship of the plan with other relevant plans and programmes • The relevant environmental protection objectives, established at international or national level
	What's the sustainability 'baseline' at the current time?	• The relevant aspects of the current state of the environment • The environmental characteristics of areas likely to be significantly affected
	What's the baseline projection?	• The likely evolution of the current state of the environment without implementation of the plan
	What are the key issues that should be a focus of SA?	• Any existing environmental problems / issues which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance
What has Plan-making / SA involved up to this point?		• An outline of the reasons for selecting the **alternatives** dealt with (and thus an explanation of why the alternatives dealt with are 'reasonable') • The likely significant effects on the environment associated with **alternatives** / an outline of the reasons for selecting preferred options / a description of how environmental objectives and considerations are reflected in the draft plan.
What are the appraisal findings at this current stage?		• The likely significant effects on the environment associated with **the draft plan** • The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing **the draft plan**
What happens next (including monitoring)?		• A description of the measures envisaged concerning monitoring

Table 2: Interpreting regulatory requirements

Interpretation of the requirements (as presented in Table 1, above)	Requirements of Schedule 2 of the Regs (the report must include…)
An outline of the contents, main objectives of the plan	(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes;
The relationship of the plan with other relevant plans and programmes	
The environmental protection objectives, established at international or national level, relevant to the plan	(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan
The relevant aspects of the current state of the environment	(c) the environmental characteristics of areas likely to be significantly affected;
The environmental characteristics of areas likely to be significantly affected	(d) 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 Directives 79/409/EEC and 92/43/EEC;
The likely evolution [of the baseline] without implementation of the plan	
Any existing environmental problems / issues which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;
An outline of the reasons for selecting the **alternatives** dealt with	(f) the likely significant effects on the environment including 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 the interrelationship between the above factors;
The likely significant effects on the environment' associated with **alternatives /** An outline of the reasons for selecting preferred options / a description of how environmental objectives and considerations are reflected in the draft plan.	
The likely significant effects on the environment associated with **the draft plan**	(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;
The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing **the draft plan**	(h) 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
A description of the measures envisaged concerning monitoring	(i) a description of the measures envisaged concerning monitoring.

APPENDIX 2: ADDITIONAL STRATEGIC SITES APPRAISAL

Site List

Table A1: 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
Table A2: Sites with long-term delivery potential		
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
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

Table A3: 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

Table A4: 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

Table A1 – Sites with short-term delivery potential[41]

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 may delay short-term	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 may delay short-term	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.

[41] 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 two lists of 'short' and 'long' term sites; Tables A1 and A2 respectively.

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
	delivery.	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 west of the Vale so growth here could improve access to facilities for its	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 as a hub in the west of the Vale so growth here could improve access to	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 Wantage Leisure Centre and 3.8km to the nearest GP. Development at	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 including cricket and football facilities and a multi-use game area, and a new	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 nearest GP. Development here could help sustain rural service	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 nearest GP. Development here could help sustain rural service	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 western Vale, and may improve rural service provision.	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 recreation ground and tennis courts. Additional development at	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 here could help sustain rural service provision in the western Vale, and may

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
	rural hinterland.	facilities for its rural hinterland.	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.	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 School and Leisure facilities.	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.	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.	**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.	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 provision for a Secondary School, GP and Leisure Centre to improve access to services and	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.

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
								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 public transport availability at East Challow and access to the Market Towns of Faringdon and Wantage. **Mitigation:**	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 Oxford and Science Vale employment sites although there are limited local amenities in Marcham.	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 Academy); and Swindon which is a significant sub-regional employment centre. The bus route 66 to Swindon and Oxford is relatively far	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 Swindon which is a significant sub-regional employment centre. The site is distant from the Route 66 bus stop for buses to Faringdon,	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 Faringdon which should ensure access to two Market Towns and associated employment. **Mitigation:** Site should	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 nearby which connects Abingdon with Didcot, Harwell Oxford Campus and Wantage with further connections to Culham	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 development here could help sustain the service. **Mitigation:** Site should seek to ensure connection to the existing bus route and

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
			Site should seek to ensure connection to the existing bus route and improve access to the Market Towns.		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.	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.	seek to ensure connection to the existing bus route and improve access to the Market Towns.	Science Centre. **Mitigation:** Site should seek to ensure connection to the existing bus route and improve access to the Market Towns and employment sites.	improve access to the Market Towns.
4	**+**	**++**	**+**	**+**	**+**	**+**	**0**	**0**	**0**
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	Site is within walking distance of open space (600m) and a Leisure Centre (600m); however the nearest GP is 1.9km away beyond walking	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	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	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	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	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.	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	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

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
	distance. **Mitigation:** Site should consider the need for new or expanded provision for a GP to improve access to the site.	distance. **Mitigation:** Site should consider the need for new or expanded provision for a GP to improve access to the site.	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.	in Abingdon. **Mitigation** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	within walking distance. **Mitigation** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	within walking distance. **Mitigation** Site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	**Mitigation** Site should consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	consider the need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.	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 social exclusion in the Vale, and raise educational achievement and skills levels.	Site is 1.5km from the nearest Primary 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	Site is beyond walking distance for the nearest Primary School (1.6km) but within walking distance (850m) of the nearest Secondary School. **Mitigation:** Site would increase the number of primary and	Site is within walking distance (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	Site is within walking distance (350m) 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	Site is within walking distance (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	Site is within walking distance (750m) 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	The site is within walking distance (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	The site is within walking distance (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	The site is within walking distance (1km) 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

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
	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.	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.	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.	should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	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.	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.	pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	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.	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**
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-	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	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	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	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	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	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	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	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

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	sufficiency of a Market Town which serves a wider rural catchment.	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.	the local economy.	employment opportunities, and development would likely improve and enhance the economic role of Marcham.	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 Shrivenham and Faringdon in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	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 Shrivenham and Faringdon in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	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 Market Towns in line with Core Policy 29 (Promoting Sustainable Transport and Accessibility).	existing and future employment opportunities, and development would likely improve and enhance the economic role of Sutton Courtenay.	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 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	The site is not constrained in terms of the natural environment. The site is within 500m of Waterloo Ditch	The nearest SSSI (Wicklesham and Coxwell Pits) is 100m away; however it is designated for its	The site is not constrained in terms of the natural environment; however the site includes part of the Wilts	The site contains no formal biodiversity or natural environment designations however the	Site is within the Great Western Community Forest. Opportunity for landscape	The site is adjacent to a Tuckmill Meadows SSSI which is 'unfavourable recovering'. Tuckmill	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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	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
soil quality	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.	geological interest rather than biodiversity. Development of this site is not anticipated to adversely affect the SSSI. The site is within 1km of 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.	and Berks Canal which could contain some protected species such as the Great Crested Newt. Potential minor negative effect. **Mitigation** Detailed surveys will be required.	site does contain potential ecological constraints in terms of protected species. **Mitigation** Detailed surveys will be required.	improvements and improvements to biodiversity through GWCF. Great Crested Newts have been recorded on-site. There are also good specimen trees which will need to be retained. **Mitigation** Mitigation for the Great Crested Newts may be required (possible relocation). Good specimen trees should be retained.	Meadows are of interest for their remnants of calcareous fen and complex of neutral and calcareous grassland. LPP1 Core Policy 26 (Conservation 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			

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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
						currently 'unfavourable recovering'. **Mitigation:** Site should contribute towards the management of 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**	**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	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	The landscape study recommends that the site is of medium/low landscape capacity. Only the eastern section of the site is suitable on landscape	The landscape study recommends that the majority of site is suitable on landscape and visual impact grounds, excluding land to the east of	The landscape study recommends that the site is of medium/high landscape capacity. The site is less than 50m from the Shrivenham Conservation	The landscape study recommends that only the southern part of the site suitable on landscape and visual impact grounds. The site is adjacent to	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.	The landscape study recommends that the whole site is suitable for development on landscape and visual impact grounds. The site is approximately	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

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
	landscape and visual grounds, and only a very small area to the north east of the site would be suitable for development. It should be noted that the site presents an opportunity for landscape improvements through the Great Western Community Forest. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. Development excluding this area could prevent negative effects.	Steeds Farm. The nearest Listed Building is 150m away and the site is 600m from Great Coxwell 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	and visual grounds. The site is adjacent to an SAM. The site is within 50m of three Listed 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 prevent any significant negative effects from occurring. The site is crossed by the historic route of the Wilts and Berks Canal. Development of the site could	the site. The site is approximately 100m from the Marcham Conservation Area and the nearest Listed Building is approximately 25m away. There is the potential for development at Marcham to adversely affect the setting of the Listed Building, however Core Policies 37 (Design) and 38 (Historic Environment) would apply and likely prevent any significant negative effects. **Mitigation:** The retention of an area of	Area, which could lead to negative effects in terms of the setting of the Conservation Area. 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 **Mitigation:** A design guide or similar for the site could identify design criteria in order to identify what would be	Shrivenham Conservation Area and the nearest Listed Building is 25m away. There is the potential for 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 **Mitigation:**	A small part of the site is within the Stanford in the Vale Conservation Area and the nearest Listed 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). **Mitigation:** A design guide or similar for	100m from the Sutton Courtenay Conservation Area and the nearest Listed Building is approximately 150m away. The site is set back from the High Street and Core Policies 37 (Design) and 38 (Historic Environment) would apply, which would likely prevent any significant negative effects.	heritage.

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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
		Forest	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 runs through the site, resulting in significant positive effects. **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.	open, rural approach to Marcham is desirable.	acceptable in the setting of Shrivenham Conservation Area and to prevent negative effects.	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 an area of open land as the setting to the Conservation Area is desirable. This could prevent negative effects.	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 could prevent negative effects.		

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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
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. 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	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. 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 site is adjacent to the A417 which could lead to negative amenity effects 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	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 assessment or statement and	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 assessment or statement and	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. 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 adequately mitigated; and a transport assessment or statement and	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 assessment or statement and	The site is adjacent to White Horse Business Park and is within 250m of a 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

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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
	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.	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 and new housing at the site to prevent noise impacts on new dwellings.	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:** Noise barriers may be required between the A417 and new housing at the	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.	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.	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 and new housing at the site to prevent noise impacts on new dwellings.	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.	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.	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. **Mitigation:** Noise barriers

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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
			site to prevent noise impacts on new dwellings.						and/or screening may be required between the White Horse 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	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	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	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	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	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	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	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	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

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
	Greenfield land.	Greenfield land.	Greenfield land.	Greenfield 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 wherever possible	Greenfield land.	Greenfield land.	Greenfield 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 wherever possible (subject to environmental concerns such	Greenfield land.	Greenfield land.

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
				(subject to environmental concerns such as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.			as amenity, transport, and dust). This is in order to prevent the unnecessary sterilisation of a mineral resource.		
11	**-**	**-**	**0**	**0/?**	**-**	**0/?**	**-**	**-**	**-**
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	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	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	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	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	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	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	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	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;

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
	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.	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-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.	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 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;	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.	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.	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 risk is not increased by the introduction of impermeable surfaces.	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 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.	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.

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
				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 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.

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
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 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.								

Table A2 (i) – Sites with long-term delivery potential

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 number of homes.	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 plan period. Site would lead to a significant	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) later in the plan period.	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 number of homes.	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 would lead to a significant number of	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 development proposed would deliver services on-

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.			homes.			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 Centre (4.6km), Secondary School (2.7km) and GP (2.4km). These	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; 3.5km from the nearest Leisure Centre; 2.1km from the nearest Primary	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 Centre; 2.1km from the nearest Primary School; 1.6km from the nearest	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 Village); 3.9km from Didcot Wave Leisure Centre; 1.6km from the nearest	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 nearest Primary School 2.2km from the nearest Secondary School and	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 Centre; 1.6km from the nearest Primary School; 2.2km from the nearest	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 nearest Primary School; 4.9km from the nearest Secondary School; and	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 3.6km from Abingdon Town Centre; 1.3km from Drayton Village Hall;	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 Leisure Centre (6.7km); a Secondary School (5.1km) and a GP (4.3km).	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 2.1km away; Secondary School 3.8km away and Village Hall 2km away.

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
	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, Leisure Centre and local shops to improve access to services and facilities in South Abingdon.	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. **Mitigation:** Site should consider the need for new or expanded education, health and leisure provision	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 education, health and leisure provision and/or bus and cycle links to ensure access to	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:** Site should consider the need for new or expanded education, health and leisure provision and/or bus	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 leisure provision and/or bus and cycle links to ensure access to services and facilities in	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 education, health and leisure provision and/or bus and cycle links to ensure access to	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 improve access to services and facilities in Grove.	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 improve access to services and facilities in Drayton.	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.	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:** Site should consider the need for new or expanded provision for a Secondary School, Leisure and a

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
		and/or bus and cycle links to ensure access to services and facilities in Didcot.	services and facilities in Didcot.	and cycle links to ensure access to services and facilities in Didcot.	Didcot.	services and facilities in Didcot.				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 road congestion.	Site is located within cycling distance of both Abingdon town centre (2.6km) and local shops (1.4km). The transport network would not be able to accommodate the level of development proposed (over 1500 dwellings) without a new road crossing the Ock.	The site is 3.1km from Didcot town centre and 1.6km from local shops which is beyond walking distance. The site is well-located to take advantage of planned road infrastructure including the Harwell Link Road and Milton Interchange; however it	The site is beyond walking distance (4.1km) from Didcot town centre and from local shops (2km). The site is well-located to take advantage of planned road infrastructure including the Harwell Link Road and Milton Interchange. The site is alongside bus	Site is 3.4km from Didcot town centre and 1.9km from local shops. Increased density would increase the number of transport movements however it would also result in greater investment for transport infrastructure. Any increase in density should	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 Milton Park. Site is well-positioned to link with existing and planned transport infrastructure.	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 sites however severance from the railway line is an issue for walking, cycling and public transport infrastructure provision.	Site is 3.7km from Wantage town centre and 1.6km from local shops which is within cycling and public transport distance. The site is well-located to take advantage of planned road infrastructure at Monks Farm and Grove Airfield that aim to reduce traffic	Site is 3.6km from Abingdon town centre, is remote from the strategic road network and the local road network is congested north towards Abingdon and Oxford and south towards Didcot. Site is within walking distance (500m) of local shops. Site is located	Site is 4.5km from Abingdon town centre, is remote from the strategic road network and the local road network is congested north towards Abingdon and Oxford. Site is within walking distance of local shops (700m) and a bus stop for the Didcot to Abingdon	Site is 5.3km from Didcot town centre and 650m from local shops. The site is located along bus routes towards Wantage/Grove, Didcot and Abingdon and Science Vale Oxford employment sites and would contribute towards Science Vale Oxford

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
	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.	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 adjacent.	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 modal shift.	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 the site and those adjacent.		**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.	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 Oxford. **Mitigation:** Site should consider the relationship to planned developments adjacent and its walking, cycling and bus transport infrastructure.	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 consider providing walking and cycling infrastructure to access the east of the site to access existing bus transport.	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 Abingdon bus route.	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 infrastructure.

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
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 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.	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 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 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** 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 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. **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	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 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	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 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	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 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	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** 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 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 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	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 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

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
			site.	access to the site.	improve access to the site.	improve access to the site.	provision for a GP and a Leisure Centre to improve access to the site.		improve access to the site.	Centre to improve access to the site; and open space provision.
5	-	+	-	0	+	-	-	+	0	-
Reduce inequality, poverty and social exclusion in the Vale, and raise educational achievement and skills levels.	The site is beyond walking distance but within cycling distance of 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	The site is within walking distance (950m) from a proposed Primary 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	Site is beyond walking distance from the nearest Primary School (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	The site is just beyond walking distance of a proposed Primary 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	Site is within walking distance (1km) of the nearest Primary 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	Site is beyond walking distance (1.6km) from the nearest Primary 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	Site is not within walking distance of the nearest Primary School (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	Site is within walking distance (900m) of the nearest Primary 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	Site is just within walking distance (1.1km) of the nearest Primary 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	Site is not within walking distance of a Primary School (2.1km) or the 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

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
	consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	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.	existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	pupils in the area. Site should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	demand of school places and provide contributions towards new or expanded school provision accordingly.	supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	existing supply and demand of school places and provide contributions towards new or expanded school provision on-site to improve access to education.	should consider existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	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 2.4km from Abingdon town centre and 2.3km from the nearest employment site (Abingdon Business Park).	Site is 3.1km from Didcot town centre and 5.5km from the nearest employment site (Harwell Oxford Campus). Site is near the SVUK	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	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	Site is 2.3km from Didcot town centre and 1.5km from the nearest employment site (Southmead Industrial Park). 29ha of the site is	Site is 2.5km from Didcot town centre and 500m from the nearest employment site (Southmead Industrial Park).Site is well-located	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	Site is 3.6km from Abingdon town centre and 2.4km from the nearest employment site (Drayton Road Industrial Estate).	Site is 4.5km from Abingdon town centre and 3.4km from the nearest employment site (Drayton Road Industrial Estate).	Site is 5.3km from Didcot town centre and 1.7km from the nearest employment site (Milton Hill Business and Technology Centre). The

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
	Elsewhere in Abingdon there are a number of employment sites. The site is located near considerable existing and future employment opportunities, and development would likely improve and enhance the economic role of a Market Town which serves the wider district and rural areas.	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 terms of local spending.	Oxford sites across the railway line. 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 terms of local spending.	sites as 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 terms of local spending.	to be used as employment land. The site is adjacent to Didcot A Strategic Employment Site and existing employment sites around 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	for Milton Park, SVUK and employment opportunities at Didcot. Accessibility between Didcot, Milton Park and Harwell Campus will be improved through the Integrated Transport Package.	employment sites and wider existing and proposed employment in Wantage and Grove. Development at the site would complement employment growth at Science Vale Oxford and around Grove and Wantage.	Milton Park and Science Vale Oxford Enterprise Zone are slightly further away to the south of Drayton. Development at the site 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.	Milton Park and Science Vale Oxford Enterprise Zone are to the south of Drayton. Development at the site would likely complement 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.	site is located in between Harwell Campus and Milton Park, and Wantage and Didcot along key transport corridors. Development 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.

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
					being in close proximity to other employment sites.					
7	-	0	0	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 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	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	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	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	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	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	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	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	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	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

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
	allow 'no deterioration in water quality' respectively, 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.	deterioration in water quality' respectively, so would have no adverse effect.	deterioration in water quality' respectively, so would 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.	deterioration in water quality' respectively, so would 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.	with it. Remediation may be required however this 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	deterioration in water quality' respectively, so would 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.	investigation and remediation strategy may be required to understand 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.	in water quality' respectively, so would 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.	necessary.	deterioration in water quality' respectively, so would 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

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
					be required to ensure there is no 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.					which are likely to support bats and other species are not impacted.
8	**-**	**-**	**0**	**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	The landscape study recommends that only the northern part of the site is suitable for development on landscape and visual	The landscape study recommends that almost the entire site recommended as suitable for development on landscape	The landscape study recommends that density can be increased on the north western part of this site without harm	The site has no constraints in terms of this objective; although it should be noted that redevelopment of the site would remove the cooling	The landscape study recommends that the majority of site is suitable on landscape and visual impact grounds. No	The landscape study recommends that the site has high landscape capacity and the entire site is suitable for development,	The landscape study recommends that the majority of the site is suitable for development on landscape and visual	The landscape study recommends that the entire site is suitable for development. The northern section of the site has low	The landscape study recommends that only part of the site is recommended for development due to landscape

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
	site would 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 Monument	grounds. The 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 to be a minor	and visual impact grounds. High capacity for development. **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 ground.	to the landscape. .	towers from Didcot A site that dominate the landscape. This would have positive effects for the Vale's townscapes, landscapes and views from the AONB.	constraints in terms of heritage. If the whole site were developed then it would erode the gap between Didcot and Appleford. **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	subject to 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). **Mitigation:** The LCS highlights a potential ridge and furrow landscape. This should be investigated further to ensure that	grounds. The 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. **Mitigation:** Only part of the site should be taken forward in order to	landscape 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 prevent any	and visual 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 location of the

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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
	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. **Mitigation:** The site should protect and enhance	negative effect in terms of tranquillity due to increased light and noise pollution, and transport movements, in combination with the adjacent A34. **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				negative effects.	there are no adverse effects in terms of cultural heritage.	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.	significant negative effects.	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 negative effects.

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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
	its historic assets in line with policies 37 (Design), 38 (Historic Environment) and 39 (Wilts & Berks Canal). Site should 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.	avoid adverse landscape and visual effects.								

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
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; however mitigative	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	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 impacts of new	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 impacts of new	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 amenity effects for	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 Accessibility) would apply;	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 be significant as Core	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	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	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 the edge of the AONB

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
	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.	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:** Noise barriers may be required between the	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:** Noise barriers may be required	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:** Noise barriers may be required	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 and travel plan is agreed with Oxfordshire	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.	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	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:** Noise barriers may be required between the	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.	and general noise and light pollution could negatively affect the tranquillity and setting of the AONB. **Mitigation:** Noise barriers may be required between the A417, A4130 and AONB and new housing at the site to prevent noise and light pollution impacts affecting the tranquillity of the AONB.

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
		A34 and new housing at the site to prevent noise impacts on new dwellings.	between the A34, A4130 and new housing at the site to prevent noise impacts on new dwellings.	between the A34, A4130 and new housing at the site to prevent noise impacts on new dwellings.	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 at the site to prevent noise impacts on new dwellings.	**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.	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.	A34 and new housing at the site to prevent noise impacts on new dwellings.		

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
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 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. The 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. The site is on Greenfield land.	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 is not considered significant due to Core Policy 33 (Natural Resources) which seeks	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 energy and resource use, and emissions; however this is not considered significant	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 land. Development on this site could possibly sterilise a potential mineral	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 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. The 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. The site is on Greenfield land. Development on this site could possibly sterilise a potential mineral	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 land.

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
				to improve resource efficiency. The site is on Greenfield land.	due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	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			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	

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
						in order to prevent the unnecessary sterilisation of a mineral resource.			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 this site could result in the loss of the Best, Most Versatile Land.	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 borough and should be given greatest protection from development; however the	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. Approximately 5.6ha of Flood Zone 3 within the site. The site has approximately	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 is for an intensification of use, this is judged to be an increase in the efficient	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 and located within Flood Zone 1; therefore a site-specific FRA would be	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 2 land is the best quality in the borough and should be given greatest protection from	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 Land. The site is over 1ha in size and located within Flood Zone 1;	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 Land. The site is over 1ha in size and located within Flood Zone 1;	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 2 land is the best quality in the borough and should be given greatest protection from	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 and should be given greatest protection from development; however the NPPF

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
	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 flooding. All built development should be located outside of Flood Zones 3 and 2. A Sequential	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 risk is not increased by the introduction of impermeable surfaces. The site is considered high risk to	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 Test should take into account all sources of flood risk. There are areas along the northern	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. This requires a full Flood Risk Assessment to demonstrate that the development would not	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 investigated within the site-specific FRA and the appropriate mitigation measures implemented.	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 development should be located outside of Flood Zone 3 and 2. The Sequential Test should take into account all	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 investigated within the site-specific FRA, and the appropriate mitigation measures implemented.	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.	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 risk is not increased by the introduction of impermeable surfaces.	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 risk is not increased by the introduction of impermeable surfaces.

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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
	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 the introduction of impermeable surfaces.	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 may be required to prevent any negative impact on groundwater quality.	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 mitigation measures may be required to prevent any detrimental impact on groundwater quality. **Mitigation:**	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 stage, when testing the site for increased densities.		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 the introduction of impermeable surfaces. There are small areas within the site which are susceptible to surface water flooding, this would need to			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 implementation.	

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
			There is the potential for adverse effects in terms of groundwater. Mitigation measures may be required to prevent any negative impact on groundwater quality.			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 prevent any detrimental impact on groundwater quality. **Mitigation:** There is the potential for adverse effects in terms of groundwater. Mitigation measures				

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
						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.

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

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
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.										

Table A2 (ii) – Sites with long-term delivery potential

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 Secondary School and 5.6km 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 School and 7km from a GP. Development here	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 (4.1km); a Secondary School (1.8km) and a	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 School (7km) are beyond cycling distance.	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 Primary School; 6.2km from a Secondary	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). Development here could help sustain service

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
	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.	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.	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.	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.	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.	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 congestion.	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 Harwell Campus. **Mitigation:** Site should consider the	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 employment sites and amenities at other locations.	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. Consideration needs to be given to the impact on the existing road network at Harwell	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 Grove. **Mitigation:** Site should ensure accessibility for walking	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 infrastructure in the area is constrained by single-lane bridge crossings and the site is severed	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 the west. Trips to market towns and employment sites in the Science Vale will require

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
	need to provide bus stops for existing routes that run past the site.		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.	toward bus stops to access shops, services and employment at Wantage/Grove and the wider Science Vale Oxford area.	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.	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 residents that use the space. **Mitigation** In order to improve health and wellbeing the	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 need for new or expanded provision for a GP, open space and a Leisure Centre to improve access to 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 that use the space. The site contains a PRoW. **Mitigation** In order to improve health and wellbeing the	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 health and wellbeing the site should consider the need for new or expanded provision for a GP and a Leisure Centre 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 expanded provision for a GP and a Leisure Centre to improve access to the site.	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 need for new or expanded provision for a GP and a Leisure Centre to improve access to the site.

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
	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.	site.	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.	access to the site. Site should retain the PRoW and related green infrastructure.		
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 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 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 and demand of school places and provide contributions towards new or expanded school provision accordingly.	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 and demand of school places and provide contributions towards new or expanded school provision accordingly.	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 places and provide contributions towards new or expanded school provision accordingly.	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 places and provide contributions towards new or expanded school provision accordingly.	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 places and provide contributions towards new or expanded school provision accordingly.

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
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 terms of local spending.	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.
7	0 /?	0 /?	0 /?	-	0 /?	0
Improve and protect the natural environment including	Site is not constrained in terms of natural environment designations. The site is adjacent to a pond at the	Site is not constrained in terms of natural environment designations. The site is adjacent to a pond to the	Site is not constrained in terms of natural environment designations. The site contains a 'shelter belt'	Site is not constrained in terms of natural environment designations. A ditch or watercourse runs north-	Site is not constrained in terms of natural environment designations. There are a number of ponds and	Site is not constrained in terms of the natural environment.

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
biodiversity, water and soil quality	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.	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.	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.	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.	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.	
8	**0**	**- -**	**-**	**- -**	**-**	**-**
Protect the cultural heritage and provide a high quality townscape and landscape.	The landscape study recommends that the site has a high capacity for development.	The landscape study recommends that the site has a medium/low landscape capacity. Only a very small parcel of land in the north east of the site is recommended as being suitable for development to be in-keeping with nearby scattered development. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual	The landscape study recommends that there are a number of Listed Buildings within close vicinity of the site in Harwell Village. The 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. **Mitigation**:	The landscape study recommends that there are a number of Listed Buildings in East Hanney. The site is within the setting of the 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	The landscape study recommends that the site has a medium/high landscape capacity for development however is sensitive to views from the east of the site which is adjacent to an SAM. There are a number of Listed Buildings in Appleford. **Mitigation:** Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could avoid	The landscape study recommends that there are a number of Listed Buildings in Steventon. The site abuts the Steventon Conservation 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

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
		effects. This could prevent negative effects.	Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.	of scale with the rest of East Hanney and may be visible from the AONB. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.	adverse visual impact on views from Wittenham Clumps; intrusion into the landscape setting of the SAM and open landscape to the west.	development in the south east corner would block a key view over open countryside from within the Conservation Area. **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.
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	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	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	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	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	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.

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
	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:** Noise barriers may be required between the A34 and new housing at the site to prevent noise impacts on new dwellings.	Line and new housing at the site to prevent noise impacts on new dwellings.	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:** Noise barriers may be required between the A417 and new housing at the site to prevent noise impacts on new dwellings.	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:** Noise barriers may be required between the A338 and new housing at the site to prevent noise impacts on new dwellings.	required between the Oxford to Didcot Line, mineral workings 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	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;	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;	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;	The site would lead to the loss of 50ha of greenfield land. Development on this site could possibly sterilise a potential mineral resource.	The site would lead to the loss of 62ha of greenfield land. Development on this site could possibly sterilise a potential mineral resource.	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;

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
efficiency	however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	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. **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.	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. **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.	however this is not considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.

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
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 strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	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 strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	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 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 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 produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	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 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 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 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

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
						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 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.

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
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.						

Table A3 – 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 Centre to improve access to services and facilities at Harwell Campus.	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.
3	-	++	++

SA Objective	Site		
	9 South Wantage	17 East Harwell Oxford Campus	19 North West Harwell Oxford Campus
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. 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. 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**	**-**
Reduce inequality, poverty and social exclusion in the Vale, and raise	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	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	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

SA Objective	Site		
	9 South Wantage	17 East Harwell Oxford Campus	19 North West Harwell Oxford Campus
educational achievement and skills levels.	provide contributions towards new or expanded school provision accordingly.	existing supply and demand of school places and provide contributions towards new or expanded school provision accordingly.	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 soil quality	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 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.

SA Objective	Site		
	9 South Wantage	17 East Harwell Oxford Campus	19 North West Harwell Oxford Campus
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 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. **Mitigation:** The site should be screened as far as practicable in 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.	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. **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.
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	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;	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

SA Objective	Site		
	9 South Wantage	17 East Harwell Oxford Campus	19 North West Harwell Oxford Campus
	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 AONB.	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.	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 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.	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 of impermeable surfaces.	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 of impermeable surfaces. There are areas to the	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 Sequential Test should take into

SA Objective	Site		
	9 South Wantage	17 East Harwell Oxford Campus	19 North West Harwell Oxford Campus
		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.	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.

Table A4 – 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 homes.	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.
2	++	+	+	+	+	+	+	+	++	+
Ensure the	Site is within	The site is	The site is	Site is within	The site is	The site is	The site is	The site is	The site is	The site is

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
availability of high quality services and facilities in the Vale's towns and rural areas.	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 School (2.1km). **Mitigation:** Site should consider the need for new or expanded	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 (2.1km) and a GP (3.7km). Development here could help sustain service provision at Botley and	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). Development here could help sustain service provision at Cumnor and may improve rural service	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 in Kennington could maintain and enhance existing service provision in the village.	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 Radley village centre as it is such a short distance away, maintaining and enhancing	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 Radley village centre as it is such a short distance away, maintaining and enhancing	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). Development at this site would likely benefit Wootton village centre as it is such a short distance	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). Development at this site would likely benefit Wootton village centre as it is such a short distance	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 short bus ride from the site. Development here is in a location that is accessible to a wide range of	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 the nearest GP (1.3km). Development at this site would likely support and enhance existing

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
	provision for a Secondary School and Leisure Centre to improve access to services and facilities in Abingdon.	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.	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.	**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.	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.	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.	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.	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.	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.	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.
3	**++**	**+**	**+**	**+**	**+**	**+**	**0**	**0**	**+**	**+**
Reduce the need to travel and Improve provisions for walking, cycling and public	The site is 2.6km from Abingdon town centre and 1.4km from local shops, resulting in a	Site is 5.3km from Oxford city centre and 1.1km from local shops. The northern part of the site is	Site is 6km from Oxford city centre and 550m from local shops. The site is	Site is 5.2km from Abingdon town centre and 1.8km from local shops. The site is served	Site is 3.6km from Abingdon town centre and 800m from local shops. Site is remote from a	Site is 4.4km from Abingdon town centre and 450m from local shops. Site is remote	Site is 5.6km from Abingdon town centre and 500m from local shops which is within	Site is 5.2km from Abingdon town centre and 750m from local shops which is within	Site is 1.6km from Abingdon town centre and 800m from local shops which is within	Site is 4.1km from Abingdon town centre and 700m from local shops which is within

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
transport and reduce road congestion.	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 be implemented. A frequent bus corridor passes along the A4183 so the centre of the site is accessible to Oxford and Abingdon. **Mitigation:**	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-Oxford bus route.	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 Abingdon-Cumnor-Oxford bus route.	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.	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 may be difficult to achieve off White Lane and Church Road.	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 may be possible from Radley Road.	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 direct pedestrian and cycle link to bus stops serving Abingdon, Cumnor and Oxford.	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 need to provide a direct pedestrian and cycle link to bus stops serving Abingdon, Cumnor and Oxford.	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 should consider the need for pedestrian and cycle crossings to access Abingdon.	walking distance. The site has good access to the A420 to Oxford. . The site is adjacent to the Abingdon-Cumnor-Oxford bus route.

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
	Site should consider the need to provide pedestrian crossings to reduce severance and focus development nearest the bus corridor along the A4183.									
4	**+**	**0**	**0**	**0**	**0**	**0**	**+**	**+**	**+**	**+**
Improve the health and well-being of Vale residents.	The site is within walking distance of the nearest GP (700m) and open space (800m). The nearest Leisure Centre is within cycling distance; 2.7km of the site.	The site is within walking 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	The site is within walking 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**	The site is within cycling distance (4km) of the nearest Leisure Centre (Abingdon) and GP (1.7km). The nearest open space is 600m from the site, within walking distance.	The site is within walking 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	The site is just within 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.	The site is within walking 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	The site is within walking 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	Site is 1.3kmt from the 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	Site is some way distant (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

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
		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.	**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.	health and wellbeing the site should consider the need for new or expanded provision for a GP 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 open space to improve access to the site.	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.	health and wellbeing the site should consider the need for new or expanded provision for a Leisure Centre to improve access to the site.	wellbeing the site should consider the need for new or expanded provision for a GP and open space to improve access to the site.	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.
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 is within walking distance (1.2km) of the nearest Primary School however the nearest Secondary School is beyond walking distance	The site is 850m (walking distance) from the nearest Primary School however the nearest Secondary School is 3.4km away.	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 is within walking distance (450m) from the nearest Primary School however the nearest Secondary School is 3.1km away. **Mitigation:**	Site is within walking distance (450m) from the nearest Primary School however the nearest Secondary School is 3.8km away. **Mitigation:**	Site is within walking distance (270m) from the nearest Primary School however the nearest Secondary School is 5km away. **Mitigation:**	Site is within walking distance (370m) from the nearest Primary School however the nearest Secondary School is 4.5km away. **Mitigation:**	Site is within walking distance of both a Primary School (1.1km) and Secondary School (1km) **Mitigation:** Site would increase the number of	Site is beyond walking distance from the nearest Primary School (1.4km) and Secondary School (3.5km). **Mitigation:** Site would increase the

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
	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.	(2.1km). **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.	**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 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 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 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 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 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.	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.	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	The site is 2.6km from Abingdon town centre and 2.1km from the nearest employment	Site is 5.3km from Oxford city centre and 500m from a proposed employment site at	Site is 6km from Oxford city centre and 1.6km from a proposed employment site at	Site is 5.2km from Abingdon town centre and 300m from the nearest employment	Site is 3.6km from Abingdon town centre and 2.4km from the nearest employment	Site is 4.4km from Abingdon town centre and 2.2km from the nearest employment	Site is 5.6km from Abingdon town centre and 1.2km from the nearest employment	Site is 5.2km from Abingdon town centre and 500m from the nearest employment	Site is 1.6km from Abingdon town centre and 850m from the nearest employment	The site is 4.1km from Abingdon town centre and 1.3km from the nearest employment

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
areas.	site (Radley Road Industrial Estate). There are a number of employment sites in Abingdon within easy reach of the site. The site 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.	Cumnor Hill. Seacourt Tower is 3.1km away. The site would likely result in residents travelling to Oxford rather than benefitting the towns and rural areas in the Vale; although the site has good links to the A420 and Abingdon.	Cumnor Hill. Seacourt Tower is 4.2km away. The site would likely result in residents travelling to Oxford rather than benefitting the towns and rural areas in the Vale; although the site has good links to the A420 and Abingdon	site (Sandford Lane Industrial Estate). The site has good access to Abingdon with a number of other existing and proposed employment sites nearby.	site (Abingdon Science Park). Industrial Estate). The site has good access to Abingdon with a number of other existing and proposed employment sites nearby. Development here would likely maintain and enhance the economic role of Radley.	site (Sandford Lane Industrial Estate). Industrial Estate). The site has good access to Abingdon with a number of other existing and proposed employment sites nearby. Development here would likely maintain and enhance the economic role of Radley.	site (Wootton Business Park). Development here would support this growth and likely maintain and enhance the economic role of Wootton village.	site (Wootton Business Park). Development here would support this growth and likely maintain and enhance the economic role of Wootton village.	site (Fitzharris Industrial Estate). There are a number of employment sites in Abingdon within easy reach of the site. The site 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.	site (Wootton Business Park). Development here would support this growth and likely maintain and enhance the economic role of Wootton village.
7	**0**	**0**	**-**	**-**	**0**	**0**	**- -**	**- -**	**0**	**-**
Improve and protect the natural environment including biodiversity,	The site is not constrained in terms of the natural environment. The site is	The nearest SSSI (Hurst Hill) is 150m away whilst the nearest Local Wildlife	The centre of the site is considered high risk to groundwater. As such	The site is adjacent to a Local Wildlife Site and Ancient Woodland.	The site is not constrained in terms of the natural environment. The site is	The site is not constrained in terms of the natural environment. The site is	The nearest SSSI (Cothill Fen) is 250m away and is also designated a	The nearest SSSI (Cothill Fen) is 350m away and is also designated a	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

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
water and soil quality	within 400m of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water 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	Site is 300m away. The SSSI is not likely to be affected as it is designated for its geological interest and presence of moss and liverworts. Development could have a minor negative effect on biodiversity in terms of noise, disturbance and pets.	mitigation measures may be required to prevent any detrimental impact on groundwater quality. The site contains a number of potential ecological constraints. Surveys will be required to investigate further. **Mitigation** Ecological surveys to investigate potential habitat for protected species. An adequate ecological buffer zone to the on-site watercourse will be	Development at the site could lead to negative effects for biodiversity in terms of noise, disturbance 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'	within 800m 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. The site may have contaminated land associated with it due to the adjacent White Lane	within 1.4km of the Thames (Evenlode to Thame) which is 'poor' ecological quality under the Water Framework Directive.	Special Area of Conservation for its alkaline fen habitat. Development in close proximity to the SSSI and 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	Special Area of Conservation for its alkaline fen habitat. Development in close proximity to the SSSI and 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		Special Area of Conservation for its alkaline fen habitat. Development here has the potential to increase 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.

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
	in water quality' respectively, so would have no adverse 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		required to ensure that there is no detrimental impact on water quality and biodiversity.	respectively, so would have no adverse effect. **Mitigation:** Site should contribute towards the management of the Local Wildlife Site and habitat creation to extend the sites, in line with Core Policy 36.	historic landfill site. 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. 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.		development at this site should be assessed through the Habitats Regulations Assessment.	at this site should be assessed through the Habitats Regulations Assessment.		

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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
	impact on water quality and biodiversity.									
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	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	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 Green Belt review shows that the area along A420 south of Cumnor is	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	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 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	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	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	The landscape study recommends that the site has a high landscape capacity. The whole site is suitable for development.	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

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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
	Building is located within 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	'openness' of the 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.	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 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	development may therefore be acceptable.	the separation of Radley and 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	it would affect the 'openness' of the countryside. 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.	character of Oxford and therefore could be acceptable for development. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.	area does not include the 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		have the effect of 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. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.

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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
	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. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.		Area. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.		environment. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.			environment. **Mitigation**: Only part of the site should be taken forward in order to avoid adverse landscape and visual effects. This could prevent negative effects.		
9	-	-	-	-	-	-	-	-	-	-
Reduce air,	The site is	The site is	The scale of	The site is	The scale of	The site is	The scale of	The scale of	The site is	The site is

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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
noise and light pollution	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. This is not likely to be significant due to a combination of reduced site size and mitigative policies. **Mitigation:** Noise barriers	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 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	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	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 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)	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	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 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)	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	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	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	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 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

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
	may be required between the A34 and new housing at the site.	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 significant amounts of movement.	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.	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.	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.	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.	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.	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.	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 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:**	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 B4017 and new housing at the site to prevent noise impacts on

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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
		Additionally Core Policy 33 (Natural Resources) allows no deterioration in air quality. **Mitigation:** Noise barriers may be required between the A420, Chawley Park and new housing at the site to prevent noise impacts on new dwellings.		**Mitigation:** Noise barriers may be required between the railway line and new housing at the site to prevent noise impacts on new dwellings.		**Mitigation:** Noise barriers may be required between the railway line 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.	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	An increased population will lead to increased energy and resource use, and emissions; however this is not	An increased population will lead to increased energy and resource use, and emissions; however this is not	An increased population will lead to increased energy and resource use, and emissions; however this is not	An increased population will lead to increased energy and resource use, and emissions; however this is not	An increased population will lead to increased energy and resource use, and emissions; however this is not	An increased population will lead to increased energy and resource use, and emissions; however this is not	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 12ha of greenfield land. An increased population will lead to	The site would lead to the loss of 8ha of greenfield land. An increased population will lead to

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
	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	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 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	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	considered significant due to Core Policy 33 (Natural Resources) which seeks to improve resource efficiency.	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 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	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 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	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.	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 should require that, for strategic sites that overlie a potentially viable mineral

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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
		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.					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.	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, 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.
11	**0/?**	**0/?**	**-**	**0/?**	**0/?**	**0/?**	**0/?**	**0/?**	**-**	**0/?**

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
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 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	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, 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 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 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 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, 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 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 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 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 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	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, 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 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, 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 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 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	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 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

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
	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 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	produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	increased by the introduction of impermeable surfaces. The centre of the site is considered high risk to groundwater. As such, mitigation measures may be required.	produced to ensure flood risk is not increased by the introduction of impermeable surfaces. The site is adjacent to Sandford Lane South historic landfill 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.	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 south west corner of the proposed allocation site is susceptible to surface water flooding, this would need to be investigated	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.	produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	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 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	introduction of impermeable surfaces.

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
	high risk to groundwater. As such, mitigation measures may be required.				within the site-specific FRA, and the appropriate mitigation measures implemented.				strategy will need to be produced to ensure flood risk is not increased by the introduction of impermeable surfaces.	

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

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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 3: LIST OF EMPLOYMENT SITES

The list of Employment Sites used in the assessment 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.