
Sustainability Appraisal Report

Botley Centre SPD

November 2015

BDP.

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1.0 COMPONENTS THAT MAKE UP THE ENVIRONMENTAL REPORT

- 1.1 Sustainability Appraisal (SA) is a process for considering and communicating the likely environmental and sustainability effects of a draft plan, and reasonable alternatives, with a particular emphasis on preventing, reducing and as full as possible offsetting and significant adverse effects on the environment of implementing the plan.
- 1.2 This document is a SA Report for the Botley Centre SPD. It has been undertaken in line with the procedures prescribed by Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the European Union Strategic Environmental Assessment (SEA) Directive and guidance within the National Planning Policy Guidance (NPPG).
- 1.3 While there is no requirement for an SA to be prepared for a Supplementary Planning Document (SPD), SPD's may require Strategic Environmental Assessment (SEA). Given the existing and potential for environmental effects related to transport, air quality and noise it is considered appropriate to undertake an SA incorporating SEA for Botley. The contents of the SA Report are in line with the requirements of Regulation 12 and Schedule 2 of the SEA Regulations, as set out in the following table below.

Information to be included in an Environmental Report under the SEA Regulations 2004 (Regulation 12 and Schedule 2)	
1.	An outline of the contents, main objectives of the plan, and of its relationship with other relevant plans and programmes;
2.	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan;
3.	The environmental characteristics of areas likely to be significantly affected;
4.	Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(a) and the Habitats Directive;
5.	The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.
6.	The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as— <ul style="list-style-type: none"> (a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural heritage, including architectural and archaeological heritage; (l) landscape; and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l);
7.	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;
8.	An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;
9.	A description of the measures envisaged concerning monitoring in accordance with regulation
10.	A non-technical summary of the information provided in section 2

1.4 The objective of this SA is to inform the development of the Botley Centre SPD. It considers the SPD's implications from a social, economic and environmental perspective, using the baseline data and sustainability objectives already set out in the '*Sustainability Appraisal Scoping Report – Botley Centre SPD*' (June 2015) and the '*Sustainability Appraisal of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report*' (October 2014) for the emerging Local Plan 2031. The findings of the SA have been used to inform and assist the SPD process, for example by adapting objectives, identifying issues and understanding the wider development context of the SPD.

SA Methodology

1.5 The NPPG provides guidance on the content of the SA. This report provides an overview of Stage A as well as detailed information on Stage B of the SA process. The SA Report was consulted on and amended as part of Stage C and D and these changes have been incorporated into this report, along with proposals for the post adoption reporting and monitoring in Stage E.

<p>Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope</p> <ul style="list-style-type: none"> • Identify other relevant policies, plans and programmes, and sustainability objectives • Collect baseline information • Identify sustainability issues and problems • Develop the sustainability appraisal framework • Consult the consultation bodies on the scope of the sustainability appraisal report
<p>Stage B: Developing and Refining Alternatives and Assessing Effects</p> <ul style="list-style-type: none"> • Test the objectives (of the SPD) against the SA framework • Develop the options (of the SPD) including reasonable alternatives • Evaluate the likely effects (of the SPD) and alternatives • Consider ways of mitigating adverse effects and maximising beneficial effects • Propose measures to monitor the significant effects of implementing the SPD
<p>Stage C: Prepare the sustainability appraisal report</p>
<p>Stage D: Seek representations on the sustainability appraisal report from consultation bodies and the public</p>
<p>Stage E: Post adoption reporting and monitoring</p>

1.6 These stages provide the structure for the contents of the following SA Report.

2.0 NON-TECHNICAL SUMMARY

- 2.1 This section provides a non-technical summary of the SA Report for Botley Centre SPD, setting out the process and what changes it has brought about.
- 2.2 The Botley Centre SPD has been prepared by the Vale of White Horse District Council (the Vale) in order to provide a framework for the future development of the Botley area. The SPD creates a flexible strategy to guide high quality, prestigious development that supports the existing and future local community and attracts investment to serve the wider district and meet local regeneration aspirations.
- 2.3 The objective of this SA is to inform the development of the Botley Centre SPD. It considers the SPD's implications from a social, economic and environmental perspective, using the relevant baseline data and sustainability objectives identified in the Botley Centre SA Scoping Report (June 2015). The findings of the SA have been used to inform and assist the SPD process, for example by adapting objectives, identifying issues and understanding the wider development context of the SPD.
- 2.4 The NPPG provides guidance on the content of the SA. This SA report provides an overview of Stage A as well as detailed information on Stage B of the SA process.

Setting the context and objectives, establishing the baseline and deciding on the scope (Stage A)

- 2.5 The SA has been conducted to meet the requirements of the SEA Regulations for the environmental assessment of policies, plans and programmes (PPPs). The SA report has considered PPP's at an international, national and local scale. This has focused on the National Planning Policy Framework (March, 2012) and Adopted Vale of White Horse Local Plan 2011 (July, 2006) (Saved Policies).
- 2.6 Baseline information gathered for Botley Centre contained within the SA covered the following topics:
- *Social:* Population, deprivation, housing and educational attainment
 - *Environmental:* Transport, historic environment, natural environment
 - *Economic:* Economic Activity
- 2.7 Baseline information was also gathered through urban design analysis. This analysis identified a series of issues and opportunities, the main points of which are:
- Issues:*
- Poor pedestrian environment with poor quality routes that lack surveillance
 - Disjointed vehicle dominated study area with multiple car parks and dead spaces
 - The wide vehicular route along West Way to the north inhibits safe pedestrian movement
 - Limited retail offer that lacks cafes, restaurants and general evening economy
 - Lack of public open space
- Opportunities:*
- There is an existing mix of community facilities and businesses on study area and there is an opportunity to improve the diversity of uses and extend evening activity
 - Opportunity to retain and enhance the active retail frontage along the West Way
 - Size of the study area is of a significant scale to help the delivery of regeneration principles
 - Opportunity to improve permeability through the study area and provide pedestrian and cycle links which follow desire lines and are supported by active frontages
 - Improve pedestrian environment and crossings on West Way to reduce severance and car dominance.
- 2.8 Drawing on a review of the baseline information, a range of sustainability issues were then identified, covering a wide variety of themes from environmental, economic and social topic areas. These issues were finalised following post-consultation amendments due to responses from the relevant statutory bodies after the Stage A SA Scoping Report (June 2015).

- 2.9 These sustainability issues led to the development of a set of eleven SA objectives for Botley Centre that are sustainable. These are:
1. Provide sufficient suitable homes including affordable homes in Botley
 2. Ensure the availability of high quality services and facilities in Botley
 3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion in Botley
 4. Improve the health and well-being of Botley residents.
 5. Provide high quality placemaking which creates an inclusive environment for the local Botley community
 6. Support a strong and Sustainable economy within Botley
 7. Improve and protect the natural environment including biodiversity, water and soil quality in Botley
 8. Enhance the character and identity of Botley and protect the local townscape and cultural heritage
 9. Reduce air, noise and light pollution in Botley
 10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency in Botley
 11. Increase resilience to climate change in Botley

Developing and Refining Alternatives and Assessing Effects (Stage B)

- 2.10 The Botley Centre SPD is underpinned by a vision, which has been informed by West Way Community Concern's vision for the future development of Botley, to inspire regeneration and ensure that the needs of existing and future communities are met.
- 2.11 This vision is underpinned by nine overarching SPD objectives, which seek to address the site issues, embrace opportunities and deliver the vision for Botley. These are assessed against the SA Framework by undertaking a comparison with the SA objectives, which indicates the likelihood of the various SPD objectives reaching the sustainability targets developed in the SA as well as areas of potential incompatibility and areas where the SPD objectives can be adapted and strengthened.
- 2.12 During the development of the SPD, development scenarios were created for the study area and these were used to test the vision, objectives and design principles of the SPD for their sustainability as well as to ensure their deliverability. These scenarios assessed the sustainability implications of varying degrees of development on the study area from minimum intervention, medium mixed-use intervention, medium residential-led intervention to maximum intervention.
- 2.13 The likely sustainability impacts of the SPD, both positive and negative where relevant, were then considered as part of the assessment of scenarios.
- 2.14 Following this the SPD was considered as a whole to identify the significant potential social, environmental and economic effects of implementing it, as well as measures to maximise/mitigate these effects. The majority of sustainability objectives are affected positively by the implementation of the SPD (e.g. SA objectives 1, 2, 3, 4, 5, 6, 7, 8, 10 and 11).
- 2.15 Where potential negative effects are identified under certain objectives, mainly within the environmental dimension of sustainability (e.g. SA objectives 4, 7, 9 and 10), this tends to be limited to certain criteria under an objective with others being more positive. These negative effects will particularly occur during the short-term construction phase and are considered acceptable to realise the long-term benefits highlighted above.
- 2.16 The SA Report identifies implementation and mitigation measures to manage the identified effects (i.e. maximise the beneficial effect of positive impacts or control/mitigate the adverse effect of negative impacts), and these measures have been incorporated into the SPD through its various objectives, design principles and supporting text.

- 2.17 The SA Report and Draft SPD were published for consultation from the 21 August 2015 to the 25 September 2015 (Stages C and D). Representations from the public and statutory consultees were received on both documents. Following review of these representations the Vale has made amendments to the SPD and SA Report which have been appraised and updated within the final adopted documents.
- 2.18 Monitoring measures for the significant sustainability effects of implementing the SPD are informed by Section 36 of Part 4 of the '*Sustainability Appraisal of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report*' (October 2014). As the Botley Centre SPD and associated SA Report is based on baseline data and sustainability objectives already set out in the Vale's wider SA Report, these measures are therefore directly relatable to Botley.

Next Steps – Post adoption reporting and monitoring

- 2.19 The next steps will involve post adoption reporting and monitoring (Stage E) to identify any significant effects of implementing the SPD and respond to any adverse effects.

3.0 BACKGROUND

3.1 This section describes the background to the SPD and the legislative requirements for SA.

Botley Centre SPD

3.2 The Botley Centre area (the study area) is situated within the Vale of White Horse District Council (the Vale) and forms a Local Service Centre for the Vale and Oxford Fringe area, approximately 2km west of the City of Oxford.

3.3 Botley Centre SPD has been prepared by the Vale of White Horse District Council (the Vale) in order to provide a framework for the future development of the Botley area. The SPD creates a flexible strategy to guide high quality, prestigious development that supports the existing and future local community and attracts investment to serve the wider district and meet local regeneration aspirations. In order to achieve this, the SPD:

- Elaborates on the relevant national and local policies;
- Articulates a local vision for Botley Centre to inspire regeneration and ensure the needs of existing and future communities are met;
- Offers an aspirational set of objectives to address issues and capitalise on opportunities to ensure long term physical, social and environmental regeneration in Botley;
- Develops a clear set of development principles to guide the detailed nature and design of development thereby providing greater certainty on the form and quality of acceptable development including the public realm and guidance for developers; and
- Provides assistance to the Council in the assessment of planning applications.

3.4 It is the aspiration of the Vale to enhance Botley Centre's offering and range of uses to better reflect its status as a Local Service Centre in a key location on the western edge of Oxford with good public transport connections and immediate access to the strategic highways network (A34).

3.5 The SPD has been prepared in accordance with policy objectives set out in the NPPF (March, 2012) and the Vale Local Plan 2011 (July, 2006) (Saved Policies). In particular the SPD builds upon Local Plan Saved Policies, including: GS1 - Development in Existing Settlements, H10 Development in the Five Main Settlements, S1 New Retail Provision and S12 Local Shopping Centres. The SPD has also considered and aligns with draft policies contained in the emerging Local Plan 2031. The SPD will be a material consideration in assessing planning applications within the SPD boundary.

3.6 The area covered by the SPD lies in the centre of Botley. It is bound to the south and west by two storey residential properties set within medium sized gardens. The north west of the study area is bordered by the West Way. To the east of the study area lies Westminster Way and the raised A34 Oxford Bypass and the Botley Interchange with Botley Primary School and Seacourt Bridge public house to the northern side of the study area.

3.7 The three hectare study area comprises a range of retail, residential, office and community uses including the West Way Shopping Centre, two supermarkets, offices, community halls, a library, Botley Baptist Church, the Church of St. Peter and St. Paul, Elms Parade, three public car parks, a post office, banks, cafes and restaurants, a day centre and sheltered housing.



Figure 1 – Botley Centre SPD Study area Boundary

3.8 The main sections of the SPD set out:

- The Botley context including information on the existing baseline, issues and opportunities for the site and the relevant national and local planning policy and guidance (Section 1 and 2)
- The local vision for the SPD area as well as a set of clear objectives for future development to meet (Section 3)
- Development principles from which any development and planning applications should be based in order to meet the wider objectives of the SPD (Section 4)

4.0 SETTING THE CONTEXT AND OBJECTIVES, ESTABLISHING THE BASELINE AND DECIDING ON THE SCOPE (STAGE A)

4.1 The following provides an overview of the findings of Stage A of the SA Process which was covered in the '*SA Scoping Report – Botley Centre SPD*' (June 2015).

Relevant Plans, Policies and Programmes (A1)

4.2 The SPD supplements policies within the adopted Local Plan specific to Botley. A full review of the relevant policies, plans and programmes (PPP's) is provided in Part 1, Section 5 of the '*Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report*' (October 2014) and these are considered relevant to the Botley Centre SPD (see Appendix A).

4.3 All of the PPPs influence the SPD to some degree. However the Vale of White Horse Local Plan 2011 (July, 2006) (Saved Policies) where they are consistent to the National Planning Policy Framework (NPPF) (March, 2012) are of particular relevance. The policies contained within these provide the local planning framework for the Vale of White Horse District.

National Planning Policy Framework (March, 2012) (NPPF)

4.4 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF 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'.

4.5 Paragraph 18 of the NPPF highlights the Government's commitment to ensuring economic growth in order to create jobs and prosperity and tackle the challenges of climate change and global competition.

4.6 The NPPF recognises town centres are at the heart of the community and their development should support the viability and vitality of surrounding communities. The NPPF identifies the important role a range of uses play in contributing towards town centres and states sites should be allocated to meet the development needed, including retail, leisure, commercial, office, tourism, cultural, community and residential and promote competitive town centres that provide customer choice and a diverse retail offer, which reflect individuality.

4.7 The NPPF 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' authorities should ensure provision of affordable housing onsite or externally where robustly justified.

4.8 The NPPF states the presumption in favour of sustainable development and the active management of growth patterns such that the fullest use may be made of locations in terms of walking, cycling and public transport, maximising access to sustainable travel options and minimising the need for private vehicles and major transport infrastructure.

4.9 Paragraph 56 of the NPPF places great importance on the design of the built environment and states good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places for people. The NPPF states that the planning system should protect and enhance valued landscapes.

Adopted Vale of White Horse Local Plan 2011 (July, 2006) (Saved Policies)

- 4.10 Local Plan Policies GS1 Development in Existing Settlements, H10 Development in the Five Main Settlements, S1 New Retail Provision and S12 Policies for Local Shopping Centres specifically relate to Botley Centre and the priorities for the area. Policy GS1 establishes the general spatial strategy for the location of development, which underpins and provides the context for other key policies, and states:

Policy GS1 – Development in Existing Settlements

‘The General Locational Strategy is to:

- i) Concentrate development at the five main settlements of Abingdon, Botley, Faringdon, Grove and Wantage, which are designated as Local Service Centres and are defined by the development boundaries on the proposals map. Important open land within these settlements will be protected from development. ...*

Development which accords with this strategy will be permitted provided there is no conflict with other policies in this plan.

- 4.11 *Policy H10 – Development in the Five Main Settlements*

Local Plan Policy H10 provides the strategy for delivering housing across the district, which will be a focus of the Botley Centre SPD:

‘Within the built-up areas of Abingdon, Botley, Faringdon, Grove and Wantage, as defined by the development boundaries on the proposals map, new housing development will be permitted provided:

- i) It would not result in the loss of facilities important to the local community, including areas of informal public open space; and*
- ii) It makes efficient use of the land, and the layout, mass and design of the dwellings would not harm the character of the area.*

- 4.12 *Policy S1 New Retail Provision*

A key consideration for the SPD is the provision of retail and its relationship to surrounding areas of retail. The policy for the location of new retail development is included in Policy S1 and sets out a hierarchy of shopping provision.

‘Proposals for new retail development or changes of use to retail will be permitted in the following locations provided they are in keeping with the scale and character of the centre or area concerned and would not create unacceptable traffic or environmental problems:

...'

- i) Within the local shopping centres at Abingdon, Botley, Faringdon, Grove and Wantage as defined on the proposals map subject to policies S12 and TR6 (The retention of public car parking spaces) ...'*

- 4.13 *Policy S12 Local Shopping Centres*

Policy S12 recognises the valuable shopping facilities provided within Local Shopping Centres and seeks to maintain the role of these centres. The Botley Centre area is identified as Local Shopping Centre on the adopted proposals map.

‘Within the existing Local Shopping Centres at Abingdon, Botley, Faringdon, Grove and Wantage as defined on the proposals map, changes of use from class A1 (retail) to classes A2 and A3 will only be permitted if:

- i) The proposal would not individually, or cumulatively with other existing non-retail uses, cause demonstrable harm to the function, character or appearance of the shopping centre concerned;*
- ii) The proposal would add to the range and variety of goods and services available to the local residents; and*
- iii) There would be no demonstrable harm caused to the living conditions of any neighbouring residents in terms of noise, cooking smells, or general disturbance.*

Changes of use to residential (class C3) or office (class B1) uses will not be permitted at ground floor level. Such uses will be permitted on upper floors subject to criteria (i) and (iii) above being met.'

Baseline Environment (A2)

- 4.14 This section of the SA provides information about the Botley baseline environment so as to provide essential background to the appraisal. This provides the basis for predicting and monitoring effects and aids the identification of sustainability issues and possible methods for dealing with those issues.
- 4.15 The aim has been to present sufficient information to provide an overall understanding of the general situation in Botley. The baseline analyses contained in Part 1, Section 6 of the ‘*Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report*’ (October 2014) (please see Appendix B) has been used as the primary source of information for this SA scoping report and the layout of the chapter follows that of the topics identified in these documents.
- 4.16 However given that the Botley Centre SPD covers a smaller area, more study area specific information has been provided where relevant and available. The sustainability baseline has been informed through study area visits, an urban design analysis, a transport and movement analysis, a review of the surrounding development context and viability, and a comprehensive review of baseline information, including census data, Interdepartmental Business Register (IDBR), environmental records, base mapping data and statutory records.
- 4.17 To provide an indication of the socio-economic characteristics of Botley, census data was collected for the two wards within which Botley is located being the North Hinksey and Wytham Ward and the Appleton and Cumnor Ward. For ease of reference we refer to this area as the “Botley Area” in the following text. As a comparison and to broadly align to the area covered by the West Way Development Survey (June, 2015) undertaken by West Way Community Concern, an area referenced as the “Botley Catchment Area” which includes the North Hinksey and Wytham Ward, the Appleton and Cumnor Ward, and Oxford City Council’s Jericho and Osney Ward has also been considered due to the proximity of the study area to Oxford.
- 4.18 The Census data including information for the Botley Core area (i.e. North Hinksey and Wytham ward and the Appleton and Cumnor ward), and also due to the proximity of Oxford, the wider context area (or Botley Catchment area) which also includes the Jericho and Osney ward from the Oxford district, which is within the administrative boundary of Oxford City Council.

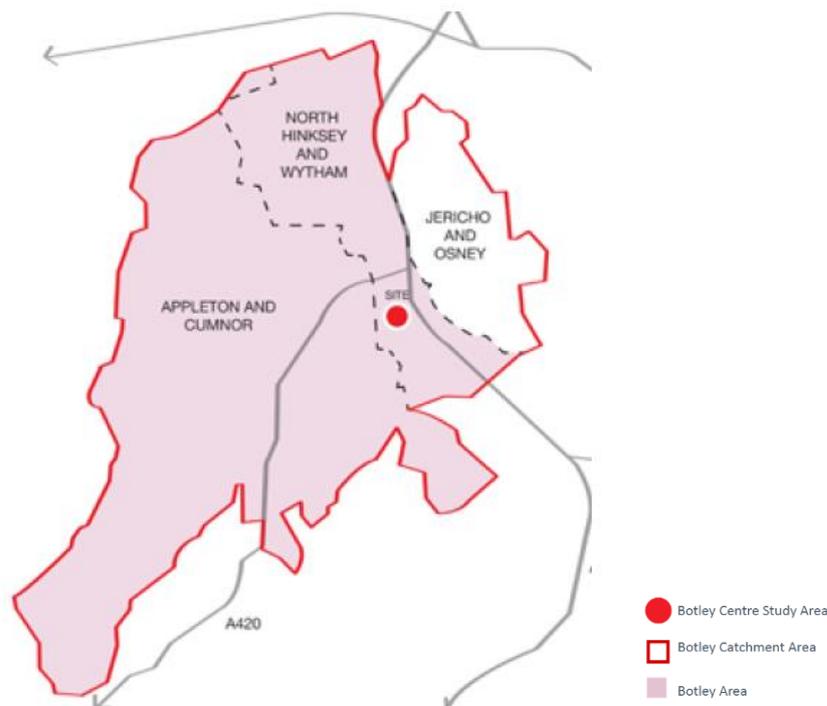


Figure 2 – Map Showing Botley Area and Botley Catchment Area

4.19 The following table lists baseline topics that are covered in this section.

Baseline Data Themes and Topics
Social
Population
Deprivation
Housing
Educational Attainment
Economic
Economic Activity
Environmental
Transport
Historic Environment
Natural Environment
Urban Design Analysis

4.20 The following provides a summary of the key findings and should be read in conjunction with Appendices B which provides further background on the characteristics of the Vale.

Population

4.21 Analysis of census data from 2011 and 2001 shows a general trend of population increase in the Botley Area which is generally in line with the level of increase seen across the wider Vale of White Horse area. A significantly larger increase in population is seen within the Oxford ward of Jericho and Osney, which is within the Botley Catchment Area. This suggests the need for provision of sufficient suitable homes including affordable homes within the Botley Area and appropriate local services for the growing community. This information is illustrated on the table below.

Area	Census 2011	Census 2001	% Difference (+/-)
Vale of White Horse			
All Wards	121,000	115,627	+ 4.6%
Botley Area			
North Hinksey and Wytham Ward	4,671	4,442	+ 5.2%
Appleton and Cumnor Ward	6,670	6,407	+ 4.1%
Total	11,341	10,849	+ 4.5%
Botley Catchment Area (Botley Area plus Jericho and Osney Ward)			
Jericho and Osney Ward	6,820	5,868	+ 16.2%
Total	18,161	16,717	+ 8.6%

Table 1 – Population Analysis from Census 2011 and Census 2001 Data

Deprivation

- 4.22 With regard to deprivation, the Index of Multiple Deprivation (IMD, 2010) ranks the Vale 306th out of 326 local authorities, with the 326th being the least deprived. In general the level of deprivation within the Botley Catchment Area varies significantly across the spectrum as illustrated in Figure 6.1 (extract shown below) of the 'Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One'. The study area lies within an area of low deprivation and therefore deprivation is not considered to be a significant issue for Botley.

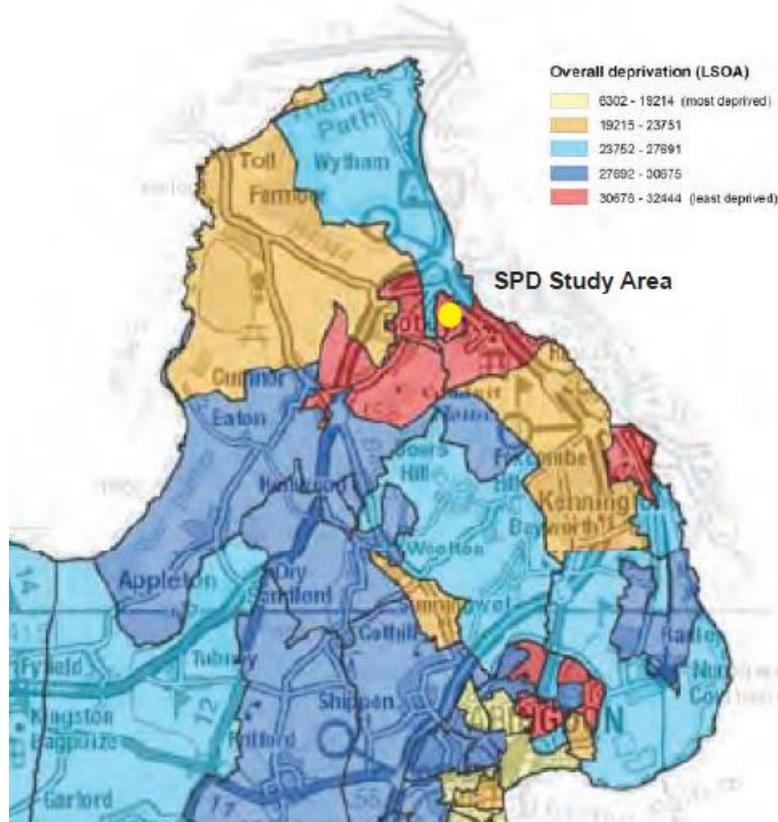


Figure 3 – Location of the SPD Study area within the Deprivation Map

Housing

- 4.23 Information on housing including the number of housing completions, average house price to income ratio, number of affordable homes completed and average household size across the Vale can be found in Part 1, Section 6 of the 'Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One' and is relatable to the Botley situation.
- 4.24 There is no strategic allocation made for housing development in Botley however as Botley is designated as a Local Service Centre, offering a variety of mixed uses and services to the local community, it is expected that housing will be delivered as part of the future development of Botley Centre and therefore is an issue which will need to be considered.

Educational Attainment

4.25 The level of educational attainment in Botley is greater than the Vale with 51 per in the Botley Catchment with a *level 4 qualification and above* when compared to 37.2 per cent in the Vale. This includes ordinary and higher degrees, higher diplomas and professional qualifications. This implies a high level of educational achievement and skills in the Botley area.

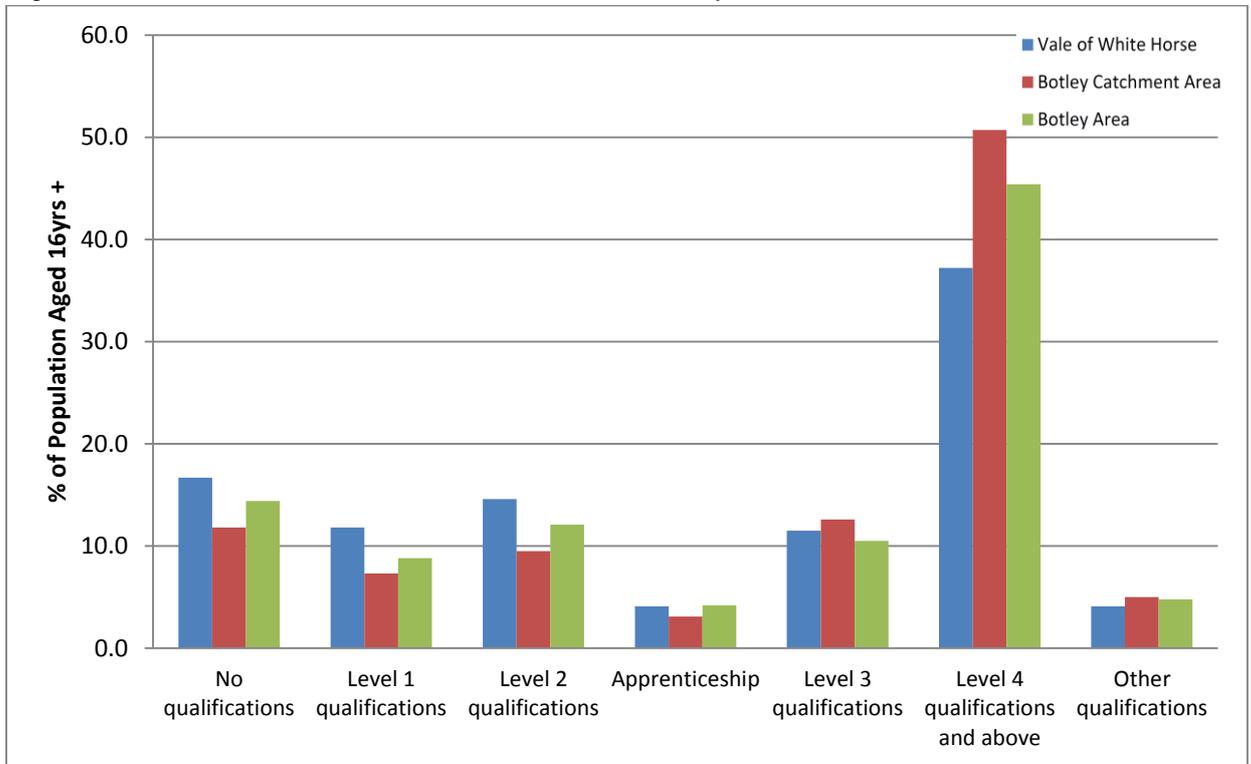


Figure 7 – Highest Level of Qualification (Census, 2011)

Economic Activity

4.26 Details of the economic baseline for the wider Vale are contained in Part 1, Section 6 of the ‘Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One’ and in general these are relatable to the Botley Area.

4.27 The Botley workforce is highly skilled with a higher than average proportion of managers and professionals than the Vale, as shown in the first two categories of Figure 4 (Census, 2011).

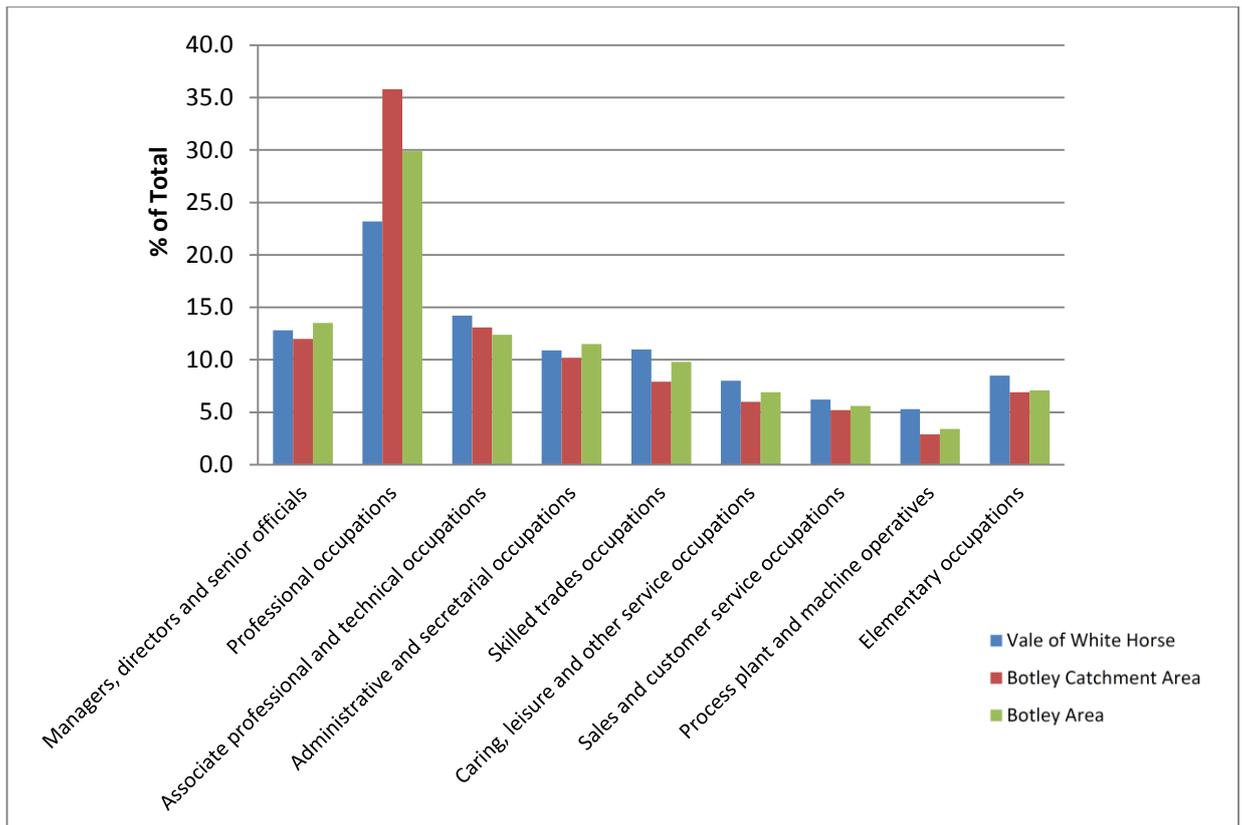


Figure 4 – Occupation Profile (Census, 2011)

4.28 Information from the 2011 Census also denotes a slightly lower level of unemployment when compared with the percentage for the Vale and the wider South East region, as indicated in the following table. This indicates that Botley’s population are economically active, contributing to the Vale’s ranking within the top 10 per cent in the country in the UK Competitiveness Index.

Area	Total Population Economically Active	Total Population Unemployed	% Unemployed
South East Region	6,274,341	216,231	3.4%
Vale of White Horse	87,477	2,190	2.5%
Botley Catchment	14,029	279	2.0%
Botley Area	8,243	158	1.9%

Table 2 – Level of Unemployment (Census, 2011)

4.29 With regard to the number of businesses in the Botley Area (based on the census super output layers – mid layer which is roughly based on the ward boundaries of the Botley Area), the level of active businesses has remained stable, consisting mostly of micro businesses with 0 to 9 employees, as illustrated in Figure 5 below (Interdepartmental Business Register (IDBR, 2010 - 2015)).

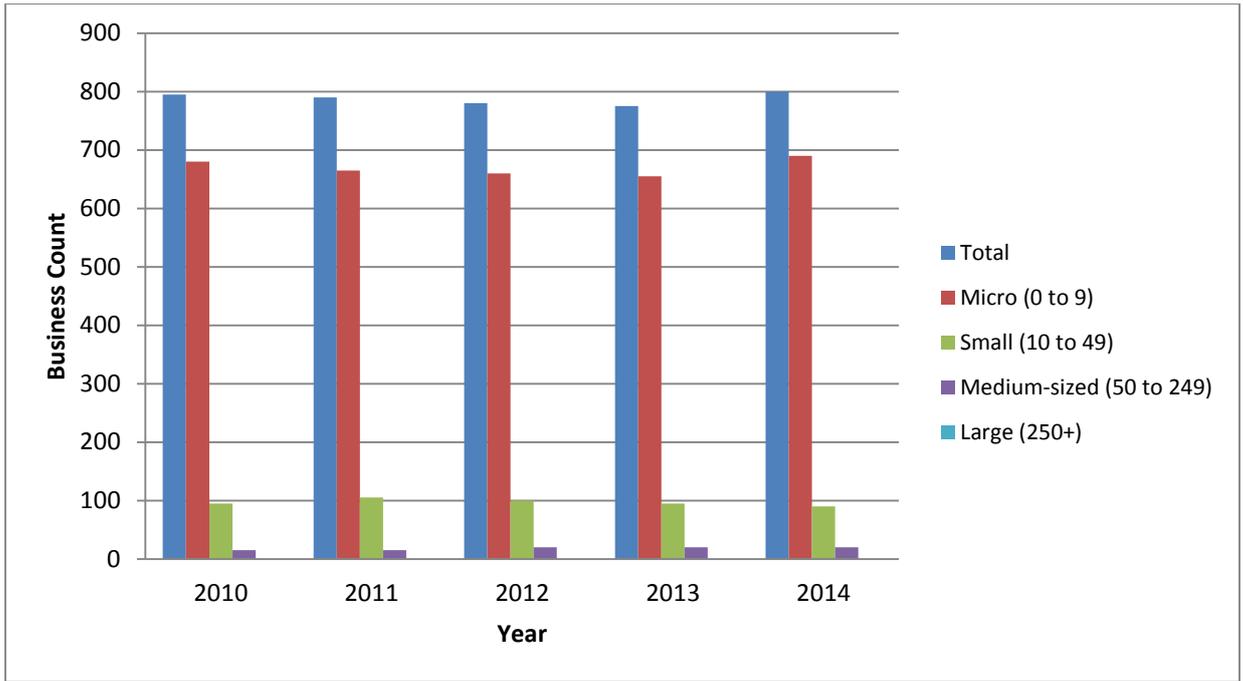


Figure 5 – Business Count (IDBR, 2010 - 2015)

4.30 The largest industry sector in the Botley Area is the ‘professional, scientific and technical’ category with 21 per cent of the total followed by ‘construction’ with 14 per cent and ‘information and communication’ at 9 per cent. This information, illustrated below in Figure 6 illustrates that industry in the Botley Area is diverse with a skilled workforce. Maintaining and contributing to this economic stability will likely be an issue in Botley (IDBR, 2015).

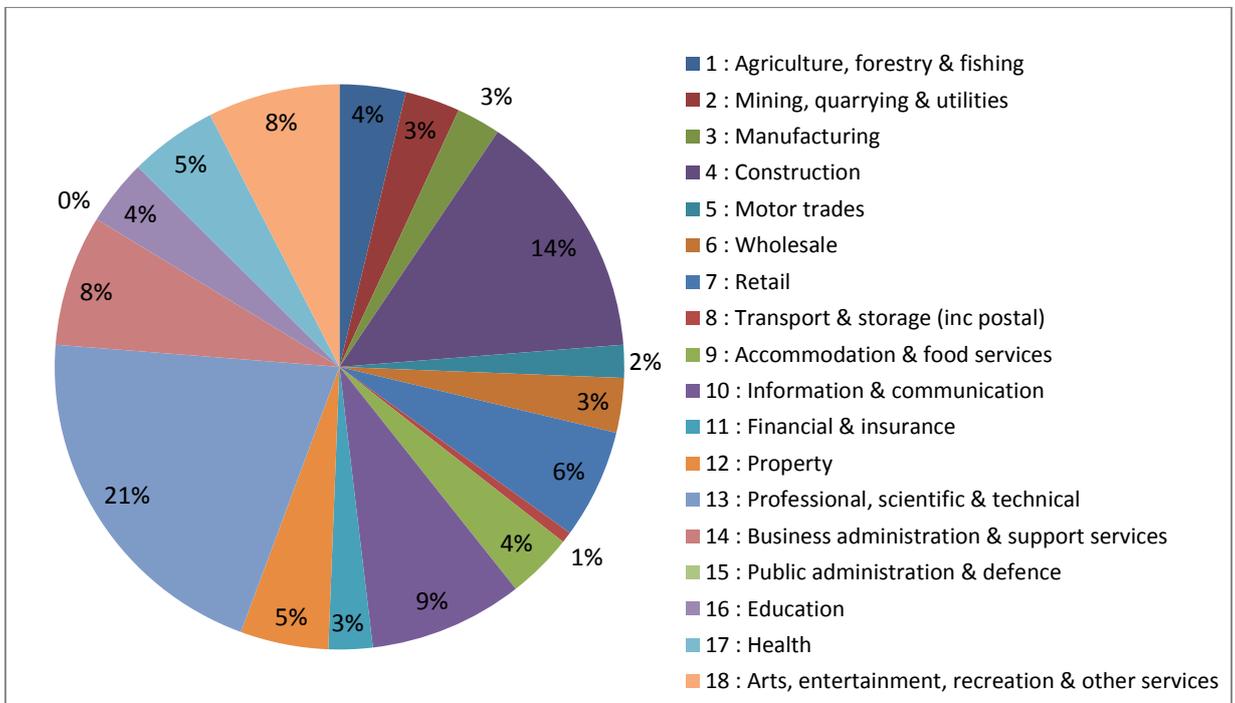


Figure 6 – Botley Industry 2014 (IDBR, 2015)

Transport

4.31 The Botley Centre SPD study area is well connected to the local and strategic road network, with the A34 trunk road to the east providing good, if sometimes congested, access between the M4 to the south and the M40 to the north. The B4044 West Way acts as a primary vehicular route offering connections to the wider area including Oxford City Centre.

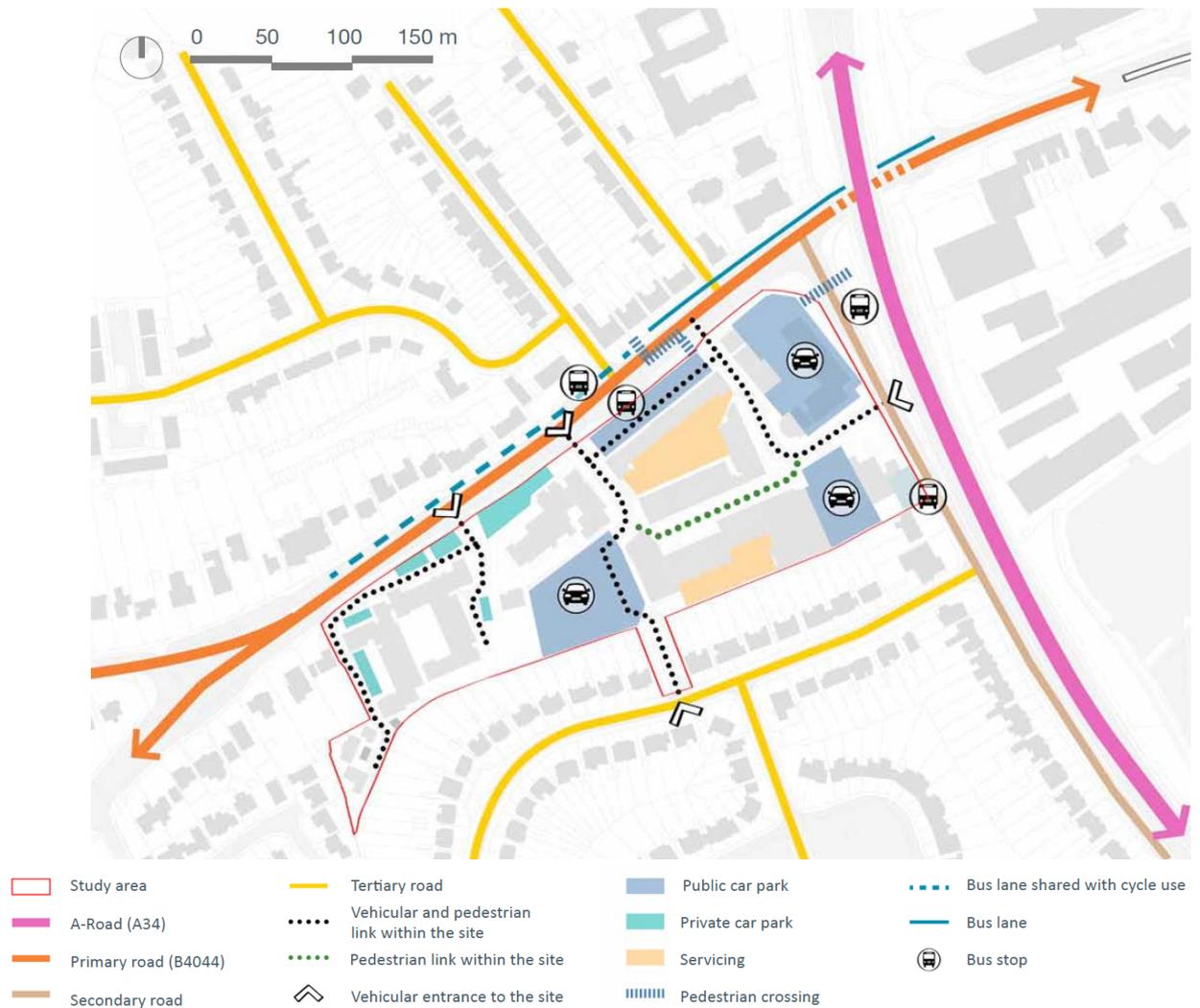


Figure 8 – Access and Movement

- 4.32 Although there is no railway station in the Botley area, Oxford Station is walkable from the study area offering regional and national rail connections. The study area also benefits from good bus connections with bus stops located along West Way and Westminster Way. These offer access to Abingdon, Carterton, Oxford, Swindon, Wantage and Witney.
- 4.33 Pedestrian routes through the study area generally lack natural surveillance and are not well used beyond working hours, leading to personal security concerns and attracting anti-social behaviour.

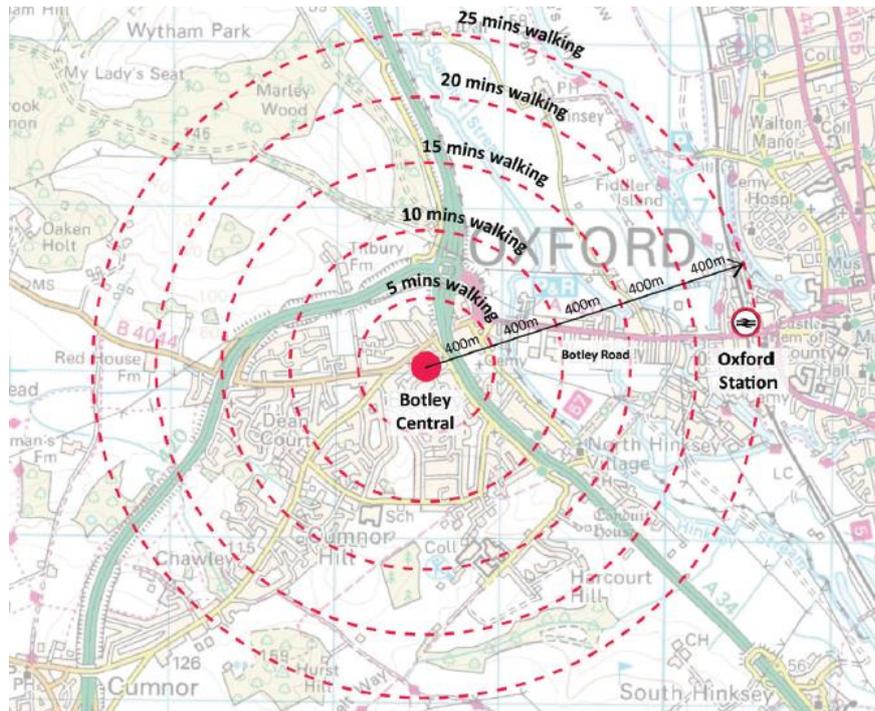


Figure 9 – Map showing proximity of the study area to Oxford Railway Station

4.34 Despite the study area being quite well connected to the surrounding area the population of the Botley Core are still quite reliant on the car with 35 per cent of households having 1 car/van and 55 per cent of households owning 2 or more cars (Census, 2011). Car ownership in the Botley Catchment Area does not provide a representative view of car ownership as the population in the Jericho and Osney ward of Oxford has significantly lower car ownership which is likely to be due to the proximity of this ward to Oxford train station and the city centre.

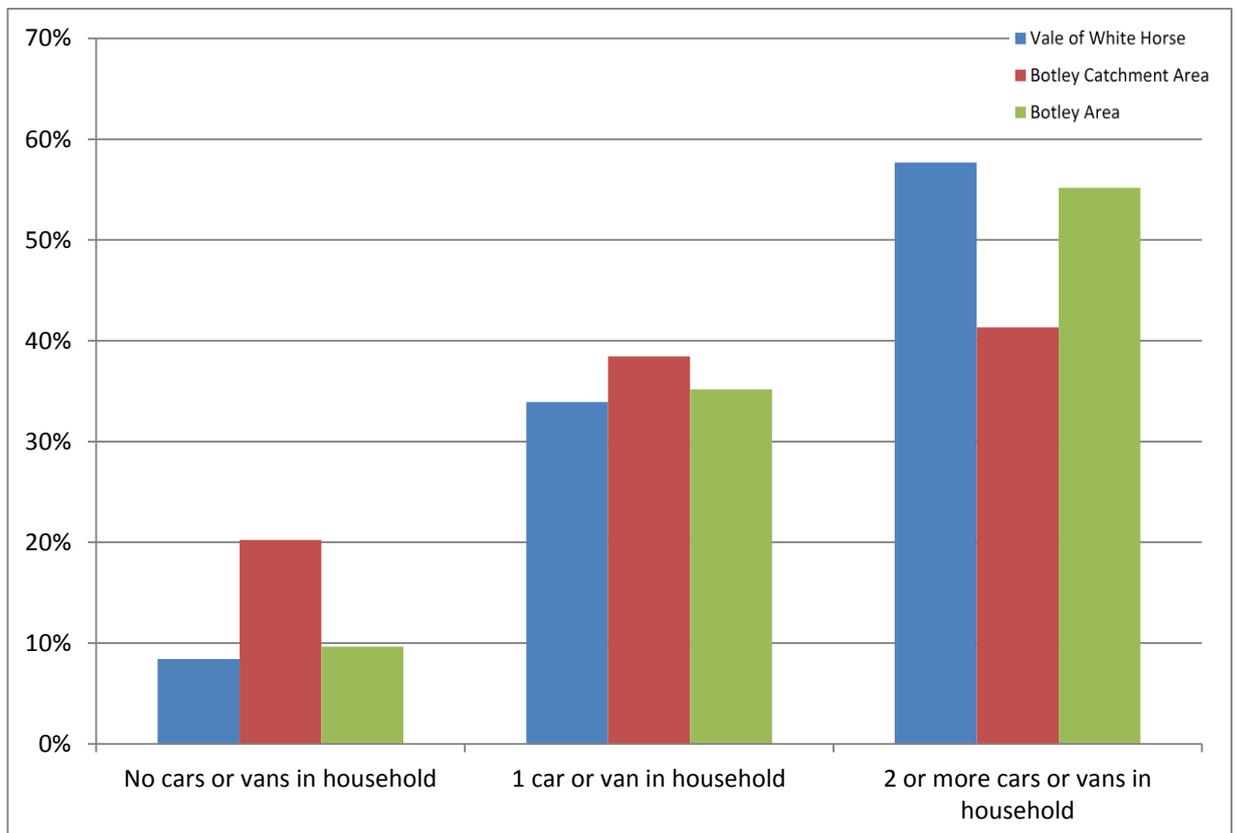


Figure 10 – Car Ownership (Census, 2011)

- 4.35 The area surrounding the study area is vehicle dominated and does not promote a pedestrian friendly environment due to the wide carriageways, large car parks, fenced footpaths and elevated A34 road which is in close proximity to the study area. The West Way junctions are subject to congestion at peak times but generally operate satisfactorily.
- 4.36 Further information on travel across the Vale is given in Part 1, Section 6 of the '*Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One*' however, the previous analysis would suggest that transport, access and the creation of a pedestrian/cyclist friendly environment are likely to be an important consideration in the future of Botley.

Historic Environment

- 4.37 Part 1, Section 6 of the '*Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One*' gives a comprehensive description of the general historic environment throughout the Vale.
- 4.38 The development of Botley suburb began in the early 20th Century with further expansion in the mid 20th Century.
- 4.39 There are no listed buildings, scheduled monuments or historic parks and gardens within the study area. There are also no Conservation Areas within or near the SPD study area. Elms Parade (1937), St. Peter and St. Paul's Church (1958) and Seacourt Bridge Public House (1936) are within or near the SPD study area and are considered to contribute to the identity and character of Botley.

Natural Environment

- 4.40 The Vale has a rich and diverse natural environment however the SPD area is predominantly developed land or hardstanding with some mature trees and fragmented open green spaces. As a result the study area does not have a very rich or diverse environment its surrounding context.

Landscape Quality

- 4.41 Botley is surrounded by the Oxford Green Belt land and there are areas of ancient woodland including Marley Wood, Cammoor Copse and Higgins's Copse to the north and north-west of the Botley. These features contribute significantly to the surrounding landscape environment and therefore are an important issue for the Botley SPD.

Views

- 4.42 Due to the varied topography of the study area with ground levels rising from 65m AOD in Botley Centre to over 100m AOD in Marley Wood to the north and Cumnor Hill and Harcourt Hill in the south, the study area is partially visible from a number of elevated long range views. These views are considered to be sensitive to change and will have to be considered in the SPD.
- 4.43 The study area is also prominent in local streetscape views, particularly those from the West Way, the A34 and surrounding residential streets to the south and east and it will also be important to carefully consider the impact on local views.
- 4.44 Owing to the proximity of Oxford City Centre, it will also be important to consider views over Oxford City Centre, including the view cone from South Park in which Sea Court Tower appears in the background (Oxford City Council, Assessment of the Oxford View Cones, 2015).

Flood Risk

- 4.45 The study area does not lie within flood zone 2 or 3 as defined in the Environment Agency's Flood Map for Planning (Rivers and Sea, 2015), however the area has experienced surface flooding in the past in extreme weather conditions as illustrated in the Environment Agency's Flood Map for Planning (Risk of Flooding from Surface Water, 2015). It is therefore considered that flooding is an issue for the study area.

Nature

- 4.46 There are several protected nature conservation sites in close proximity to the study area, two Sites of Special Scientific Interest (SSSIs) in the Vale (Wytham Woods 650m north and Hurst Hill 1.6km south east) and the Oxford Meadows SSSI in Oxford (1.7km north east) which is also a Special Area for Conservation, part of which includes Port Meadow with Wolvercote Common and Green SSSI. The Hutchcombe Copse Local Wildlife Site also in close proximity (450m south). These designated areas are rich in biodiversity and are of ecological importance. These designated areas are rich in biodiversity and because of this ecological importance; they are likely to be important considerations in Botley.

Air Quality

- 4.47 There are two Air Quality Management Areas (AQMA) in close proximity to the study area. The first is near the A34 due to the exceedance of the annual-mean objective for nitrogen dioxide (NO₂), attributed to road traffic emissions. The study area is located 260m north-west of this AQMA. The second AQMA covers the entire Oxford City area and lies 300m east of the study area. The study area does not lie directly within an AQMA. The proximity of the site to the AQMA's as well as the location of the study area within an urban location prone to traffic congestion, air quality is likely to be an issue in Botley.
- 4.48 The Vale ceased continuous automatic monitoring of air pollution in 2009, however the closest automatic monitoring of air quality to the study area is carried out by Oxford City Council in an urban background location (i.e. away from local influence of emission sources and therefore broadly representative of residential areas within large conurbations) 2.7km away at St. Ebbes in Oxford.
- 4.49 There are also two locations closer to the study area where both the Vale and Oxford City Council passively monitor NO₂ concentrations at urban background locations using diffusion tubes. These are located at Hutchcomb Road 0.9km from the study area and at Pike Terrace 2.7km from the study area boundary. These will likely be a consideration in any future development in the Botley area.

Noise

- 4.50 The SPD study area and surrounding residential area are currently exposed to existing noise from the surround streets, roads, service areas and car parks.
- 4.51 Noise monitoring undertaken as part of a previous planning application within the study area (Reference No. P13/V2733/FUL) illustrated a moderately high baseline noise level in the study area, specifically in the areas proximate to the A34 and along West Way. Therefore it is likely that noise will be an issue in Botley Centre.

Health

- 4.52 The census 2011 states that 10 per cent of the Vale's population are living with a long term health problem or disability. The percentages for Botley Catchment and Botley are consistent with the Vale at 9.6 per cent and 11.6 per cent respectively. Regardless the health and welfare of the community is likely to be a consideration in Botley.
- 4.53 Further information on the natural environment can be found in Part 1, Section 6 of the '*Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part One*'.

Urban Design Analysis – Issues and Opportunities

4.54 A visual analysis of the study area has identified the following issues and opportunities related specifically to the study area. These are as follows:

Issues

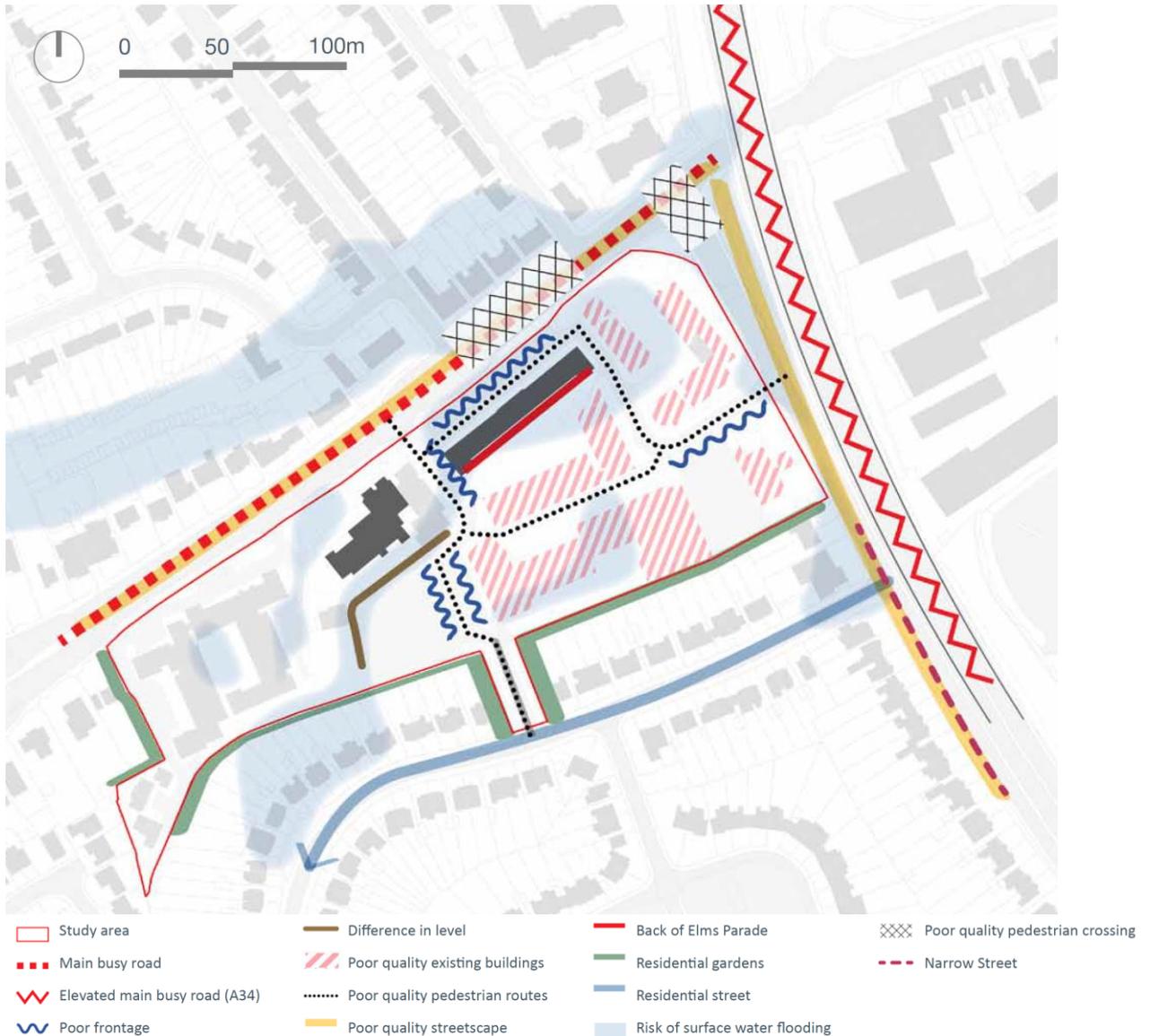


Figure 11 – Issues for the Study Area

- The piecemeal development has created a disjointed environment dominated by car parks, poor pedestrian routes and dead spaces.
- The existing buildings in the study area are generally of low architectural quality and have a poor relationship with their surroundings, lacking active frontages.
- Pedestrian routes are of poor quality and suffer from a lack of active frontages and natural surveillance.
- Circuitous vehicle routes and multiple surface car parks contribute to a vehicle dominated environment within the study area.
- The elevated A34 road forms a visual and physical barrier to the east, which negatively effects the character of the Westminster Way Streetscape.
- The A34 and West Way are a source of noise and air pollution.
- West Way to the north is a wide, busy vehicular road which inhibits safe pedestrian movement and results in severance to the north.
- The Botley Centre is partially visible from surrounding hills and Oxford and redevelopment will need to consider the potential for impacts on these views.

- Limited retail offer and lack of cafes, restaurants and an evening economy.
- The position of Elms Parade on the site creates a large inactive facade facing the centre of the site.
- The level difference between St. Peter and St. Pauls Church and the existing surface car park forms a barrier to pedestrian movement.
- Low rise surrounding residential development requires sensitive treatment of boundaries.
- There is a lack of public open space.

Opportunities



Figure 12 – Opportunities for the Study Area

- Previously developed land provides an opportunity to re-use land in a more efficient and sustainable way.
- The study area is a seven minute bus journey from Oxford train station, which offers a wide variety of transport services and links.
- The existing Elms Parade and St. Peter and St. Pauls Church contribute to the identity and character of Botley.
- There is a mix of uses in Botley Centre, including a range of community facilities and businesses, however there is an opportunity to improve the diversity of uses and extend activity into the evening.

- Opportunity to retain and enhance the active retail frontage along the West Way.
- The existing mature trees provide soft landscape elements and contribute to the attractiveness of the study area.
- The east of the site is a suitable location for increased building heights due to its location on a large open junction and the adjacent A34.
- The size of the study area is of a significant scale to help the delivery of regeneration principles.
- Improve permeability through the study area, and provide pedestrian and cycle links which follow desire lines and are supported by active frontages.
- Create new and improved public spaces across the study area, creating a more usable and attractive environment.
- Create a high quality built environment.
- Improve pedestrian environment and crossings on the West Way to reduce severance and car dominance.

Baseline Evolution without Implementation of the Plan

- 4.55 Just as it is important for the scope of the 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. Doing so helps to enable identification of those key sustainability issues that should be a particular focus of the appraisal, while also providing ‘benchmarks’ for the appraisal of significant effects.
- 4.56 In general, the evolution of the baseline for the Botley Centre SPD is directly relatable to those contained in Part 1, Section 7 of the ‘Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report’ (October 2014).

Key Sustainability Issues and Problems (A3)

- 4.57 The identification of sustainability problems during the course of the SA provides an opportunity to define key issues for consideration in the Botley Centre SPD. Drawing on a review of the sustainability context and baseline, a range of such sustainability issues were identified, all originating from the SA Framework within the ‘Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1’.
- 4.58 This wider SA Framework for the Vale has been used as the basis for identifying key sustainability issues, which cover a wide variety of themes from environmental, economic and social topic areas. Where relevant some of these issues have been discounted, some added to, and others incorporated, to create a table of issues which are specific to Botley Centre.
- 4.59 The following table contains the issues which were finalised following post-consultation amendments, as described under ‘Consultation on the SA Scope (A5)’.

Sustainability Issues	
Social	
<ul style="list-style-type: none"> • Shortage of housing, including affordable, market and supported living • Need to preserve and enhance the quality of built environments • Limited access to services • Need to improve the quality and range of recreational facilities and services in Botley • Congestion on strategic and local road network • Lack of alternatives to the private car • Limited access to services • Need to mitigate/reduce effects of noise, air and light pollution • Reduce car dominated environment and provide attractive pedestrian and cycle routes in Botley • Health of Vale’s residents • Lack of high quality overlooked pedestrian routes and activity in the evening, contributing to fear of crime within the study area, though it is recognised that actual crime rates are low in the area. • Poor quality local service centre environment which does not provide for all of the Botley community and is in need of improvement 	

Sustainability Issues	
Economic	<ul style="list-style-type: none"> • Provision of employment opportunities for residents • Opportunity for small/medium sized offices and flexible work spaces
Environmental	<ul style="list-style-type: none"> • Protection and improvement of biodiversity, particularly Special Areas of Conservation surrounding the site • No designated nature conservation sites in the study area • Several SSSI's and Wildlife sites surrounding the study area • Lack of biodiversity within the study area including planting and street trees
	<ul style="list-style-type: none"> • Protection of valued landscapes • Enhance the quality of built environments • No designated heritage assets within the study area however Elms Parade and St. Peter and St. Pauls Church contribute to the built identity and character of Botley • The town is surrounded by designated greenbelt land and ancient woodland which contributes to the character of the surrounding landscape • Need to mitigate/reduce effects of noise, air and light pollution • Action to mitigate the causes and adapt to the effects of climate change • The study area is not in a flood zone but is prone to surface flooding in extreme weather conditions • Reducing the urban heat island effect • Reducing the need to travel by providing for local needs locally

Development of the SA Framework (A4)

4.60 These previously identified issues and problems for Botley led to the development of objectives and scenarios for the SPD area that are sustainable. As outlined in Section 4 of the 'SA Scoping Report – Botley Centre SPD' (June 2015), the wider SA Framework for the Vale has been used to identify the key sustainability objectives which form the basis of the SA Framework, covering a wide variety of themes from environmental, economic and social topic areas. Where relevant some of these objectives have been discounted, some added to, and others incorporated, to create a finalised set of objectives as part of a SA Framework which is specific to Botley Centre.

Botley Centre Specific SA Objectives	
1.	Provide sufficient suitable homes including affordable homes in Botley
2.	Ensure the availability of high quality services and facilities in Botley
3.	Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion in Botley
4.	Improve the health and well-being of Botley residents.
5.	Provide high quality placemaking which creates an inclusive environment for the local Botley community
6.	Support a strong and Sustainable economy within Botley
7.	Improve and protect the natural environment including biodiversity, water and soil quality in Botley
8.	Enhance the character and identity of Botley and protect the local townscape and cultural heritage
9.	Reduce air, noise and light pollution in Botley
10.	Reduce greenhouse gas emissions and the use of resources and improve resource efficiency in Botley
11.	Increase resilience to climate change in Botley

Consultation on the SA Scope (A5)

4.61 The SA Report is based on the findings of the 'SA Scoping Report – Botley Centre SPD' (June 2015) which covered Stage A of the SA process. The regulations require the responsible authority (the Vale) consult on the scope and level of detail to be included in the SA Report. The consultation bodies who by reason of their specific environmental responsibilities, are likely to be concerned by the environmental effects of implementing the plan, have five weeks from receipt of request to make their responses. This

is in accordance with regulation 125 and 12(6) of the Environmental Assessment of Plans and Programmes Regulations 2004.

4.62 The SA Scoping Report (June 2015) was sent to the Environment Agency, Natural England, and Historic England on the 17 of June 2015. A summary is given on the following table of their responses and how the SA and SPD have been amended.

Date Received	Consultation Body	Consultation Responses	Botley SPD Actions/Clarifications
20 July 2015	Environment Agency	Acknowledgement that the SPD is unlikely to give rise to significant environmental impacts within the remit of the EA and therefore no request/recommendations made.	n/a
17 July 2015	Natural England	Identification of correction to Para 3.27 to reflect that Oxford Meadows is a Special Area of Conservation (SAC), part of which includes the Port Meadow with Wolvercote Common and Green SSSI, and resultant amendment of the sustainability issues text in relation to Sustainability Objective 7 to include the 'protection and improvement of biodiversity, particularly Special Areas of Conservation'.	Noted and the sustainability issues for Objective 7 of the SA Framework have been updated to reflect the presence of the Oxford Meadows SAC.
		Also, request to include the incorporation of Sustainable Urban Drainage Systems (SUDs) within the SPD area as an opportunity for Botley Centre (Para 3.35).	SUDs is recognised as an important part of any future development, not only in Botley but Vale wide. While it is recognised as an opportunity, the incorporation of SUDs into a development is ultimately required by local policy to comply and will therefore be incorporated into the Botley Centre redevelopment to meet this requirement. Principle DG14: Water Features and SUDs of the Vale's Design Guide (March 2015) states that "development proposals should incorporate the use of sustainable urban drainage as an integral part of the landscape structure" and be incorporated into the development "...from the offset". In conjunction with this the Botley Centre SPD itself includes as a principle that

Date Received	Consultation Body	Consultation Responses	Botley SPD Actions/Clarifications
			“...development should incorporate sustainable urban drainage (SUDs)”
8 July 2015	Historic England	Query whether locally important buildings and features in addition to Elms Parade and St Peters and St Pauls Church have been identified for Botley.	For the purpose of the SA Scoping Report only Elms Parade and St. Peter and St. Pauls Church were listed as these buildings are within the study area boundary. However, other locally important buildings of note outside of the SPD boundary include the Seacourt Bridge Public House situated just north of the study area along West Way. This building, like Elms Parade is of 1930’s character and contributes to the local historic environment surrounding the study area.
		Request that Oxfordshire Historic Environment Record be consulted for any archaeological finds and potential archaeological interest.	A search of the Oxfordshire Historic Environment Record has not uncovered anything of archaeological interest or of particular note in the vicinity of the study area. The only records of note relate to Old Botley, east of the A34, which comprise a few listed buildings. However these do not relate to the study area in any particular way therefore there is not merit in including them in the SA.
		Request to consider and make reference to the view cones identified in the Oxford Local Plan 2001-2016.	<p>While there is an agreement between the Vale and Oxford City Council to work closely with each other there is no requirement for development occurring within the Vale to have regard to policies contained within the Oxford Local Plan 2001-2016.</p> <p>However, because of the proximity of Oxford City Centre to the study area, it is considered important to have regard to views from Oxford City Centre, including the view cone from South Park in which Sea Court Tower appears in the background (Assessment of the Oxford View Cones, Oxford City Council, 2015). As a result, reference to this has been made in the baseline data and is addressed in the SPD.</p>
		Request the inclusion of ‘protect the cultural heritage’ to Objective 8 of the SA Framework	Noted and SA Objective 8 amended
		Identification of misquotation in Paragraph 5.2.10	This relates to Appendix A – Plans, Policies and Programmes of the SA Scoping Report, which contains an excerpt from the ‘Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 (October 2014). This document is included for information purposes and therefore is not open for consultation as part of the SA process for Botley Centre.

5.0 DEVELOPING AND REFINING ALTERNATIVES AND ASSESSING EFFECTS (STAGE B)

5.1 The following provides an overview of the findings of Stage B of the SA process, as set out by the NPPG.

Testing the SPD Objectives against the SA Framework (B1)

5.2 The Botley Centre SPD is underpinned by a local vision for the future development of Botley Centre to inspire regeneration and ensure that the needs of the existing and future communities are met.

5.3 This local vision seeks:

The redevelopment of Botley will create a thriving and welcoming centre, which is recognisably 'Botley', and responds to the existing local character and surrounding scale. Botley will provide a heart for the existing and future community which includes human scale buildings and spaces that are distinctive, flexible and sustainable. Above all, Botley will be:

- *A good place to meet.*
- *A good place to do business.*
- *A good place to shop and eat.*
- *A good place to live, grow up and grow old.*
- *A safe and attractive place.'*

5.4 West Way Community Concern has prepared their own vision for Botley Centre. The community aspirations contained in the West Way Community Concern vision have informed the local vision for the Botley Centre.

5.5 This local vision is underpinned by nine overarching objectives, which seek to address the site issues, embrace opportunities and deliver the vision for Botley. These are:

1. Deliverable improvements
2. Respect the character and identity of Botley
3. A distinctive place
4. Appropriate scale and massing
5. Strengthen the retail centre
6. Transforming the public realm
7. Improve access, permeability and parking
8. Enhance community facilities
9. A vibrant mix of uses

5.6 These overarching objectives of the SPD are assessed against the SA Framework by undertaking an assessment of how they meet the SA objectives. This process indicates the likelihood of the various SPD objectives reaching the sustainability targets developed in the SA. This process will therefore indicate areas of potential incompatibility and areas where the objectives of the SPD can be adapted and strengthened.

SPD Objective	Relevant SA Objective(s)	Consideration of Sustainability
1. Deliverable Improvements Adopt a pragmatic approach to redevelopment, which encourages the effective use of land and an appropriate balance of land uses that delivers maximum community benefit and ensures a viable and deliverable development.	1. Provide sufficient suitable homes including affordable homes in Botley 2. Ensure the availability of high quality services and facilities in Botley 6. Support a strong and Sustainable economy within Botley	This SPD objective is compatible with the relevant SA objectives in that it proposes deliverable improvements which will provide suitable homes, and quality services and facilities for the community, which will also support the local economy and reap maximum community benefit for Botley.
2. Respect the Character and Identity of Botley	8. Enhance the character and identity of Botley and protect	Redevelopment in Botley Centre envisaged in the SPD proposes many

SPD Objective	Relevant SA Objective(s)	Consideration of Sustainability
<p>Recognise and reflect the existing character of Botley, and where possible better integrate buildings which contribute to the area's identity, such as Elms Parade and St. Peter and St. Paul Church. The character and appearance of new development should reference the existing local vernacular, whilst not limiting high quality contemporary design.</p>	<p>the local townscape and cultural heritage</p>	<p>changes which will alter the character and appearance of Botley Centre however this SPD objective aims to respect the character of the area and the setting of the various buildings noted for their local importance, which is in line with the relevant SA objective.</p>
<p>3. A Distinctive Place Encourage development of the highest architectural quality creating buildings, spaces and streets which meet people's needs and include distinctive landmarks and gateways for Botley Centre.</p>	<p>5. Provide high quality placemaking which creates an inclusive environment for the local Botley community 8. Enhance the character and identity of Botley and protect the local townscape and cultural heritage</p>	<p>This SPD objective aims to meet the relevant SA objectives by ensuring development of the highest architectural and design quality, providing a public realm which is permeable, accessible, attractive and complementary to the local character of Botley Centre.</p>
<p>4. An Appropriate Scale and Massing Development should relate to the scale and massing of the area and create a varied and integrated roofscape, which contributes positively to the visual amenity.</p>	<p>8. Enhance the character and identity of Botley and protect the local townscape and cultural heritage</p>	<p>The SPD has been developed with consideration to the existing physical environment of the surrounding area and this SPD objective aims to create a development which relates to the surrounding area and enhances the identity and character of Botley Centre through appropriate scale and massing. This meets the sustainability aim of the SA objective.</p>
<p>5. Strengthen the Retail Centre Improve the retail offer by creating retail circuits that incorporate a range of unit sizes, a variety of retail types including cafes/restaurants and promote an evening economy.</p>	<p>2. Ensure the availability of high quality services and facilities in Botley 3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion in Botley 6. Support a strong and Sustainable economy within Botley</p>	<p>This SPD objective will improve the retail offer of Botley as a Local Service Centre. In turn this meets aims of the relevant SA objectives by widening the variety and availability of services in Botley which will in turn strengthen and support the local economy. As a direct result this SPD objective also lessens the need for local residents of Botley to travel elsewhere for such services, helped by improvements to the public realm, walking and cycling provision as well as accessibility to public transport.</p>

SPD Objective	Relevant SA Objective(s)	Consideration of Sustainability
<p>6. Transforming the Public Realm Create an attractive unified public realm with a range of social spaces for a variety of activities and provide friendly, active and safe routes and streets.</p>	<p>5. Provide high quality placemaking which creates an inclusive environment for the local Botley community 7. Improve and protect the natural environment including biodiversity, water and soil quality. 10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency in Botley 11. Increase resilience to climate change in Botley</p>	<p>This SPD objective is directly compatible with the relevant SA objectives in that improvements to the public realm will create an accessible and attractive place which is a healthier, safer and more inclusive to all facets of the community. Also, the transformed public realm will maintain and protect existing mature trees, provide landscaping which will enhance the natural environment and minimise the impact of surface water flooding, and as a direct result improve the environmental quality of the site and increase Botley Centre's resilience to climate change.</p>
<p>7. Improve Access, Permeability and Parking Create a highly permeable development, which encourages pedestrian movement, improves access to and from the study area and provides appropriate levels of car parking.</p>	<p>3. Reduce the need to travel and Improve provisions for walking, cycling and public transport and reduce road congestion in Botley 5. Provide high quality placemaking which creates an inclusive environment for the local Botley community 9. Reduce air, noise and light pollution in Botley 10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency in Botley</p>	<p>This SPD objective seeks to encourage pedestrian and cycle movement while also improving access to/from the study area and facilitating an adequate amount of parking. This is compatible with both the relevant SA objectives which encompass the same aims as the SPD. These improvements will also improve the environmental quality of the study area. By minimising the need for vehicles to access the study area this will see a reduction in air and noise pollution as well as greenhouse gases.</p>
<p>8. Enhance Community Facilities Rationalise and enhance community facilities across the study area to better serve the needs of the existing and future community.</p>	<p>2. Ensure the availability of high quality services and facilities in Botley</p>	<p>This SPD objective complies with the SA objective in that both seek to enhance facilities and services across the study area to serve the needs of the Botley community.</p>
<p>9. A Vibrant Mix of Uses - Provide a diverse range of land uses that meet the needs of people of all ages from the existing and future community.</p>	<p>1. Provide sufficient suitable homes including affordable homes in Botley 2. Ensure the availability of high quality services and facilities in Botley 6. Support a strong and sustainable economy within Botley</p>	<p>This SPD objective helps to meet the relevant SA objectives by facilitating the provision of a vibrant mix of uses within Botley, including homes of mixed type, tenure, size and affordability. It will also encourage the provision of high quality services and facilities for the present and future Botley communities, thereby enabling a strong and sustainable economy which continues to meet the needs of locals.</p>

Developing the Options and Alternatives (B2)

- 5.7 One of the key requirements of SA is to consider reasonable alternatives as part of the assessment process taking into account the objectives and the geographical scope of the plan. The approach to the assessment of options and alternatives is proportionate to the policy document being assessed which is a Supplementary Planning Document and therefore must be consistent with adopted development plan which includes planning policy at the national and local level, as per s8(3) of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). The NPPF and NPPG state that SPDs should build upon and provide more detailed advice or guidance on the policies in the Local Plan and can be used to provide further guidance for development on specific sites, or on particular issues, such as design. As a result the assessment of alternatives has ensured that all scenarios are fully compliant with adopted planning policy which defines Botley as a Local Service Centre.
- 5.8 The assessment of alternatives has also been influenced by the objectives, scope and format of the Botley SPD which creates a framework and guidelines for development allowing a flexible approach, rather than being prescriptive as to a preferred development scenario.
- 5.9 The four scenarios assessed during the preparation of the SPD do not represent alternate proposals for future development within the study area, but instead offer a range of potential forms of development to inform the SPD development principles and the Sustainability Appraisal. For this reason given the objectives and scope of the SPD it was not considered appropriate to select a preferred Scenario, though Scenario 1 was rejected as detailed below.
- 5.10 During the development of the Botley Centre SPD, development scenarios were created for the study area and these were used to test the vision, objectives and design principles of the draft SPD for their sustainability as well as to ensure their deliverability. Each scenario was considered, assessed and also debated with the local community and other stakeholders. They were also informed by urban design analysis, baseline transport work and other viability appraisals which informed the development of the SPD.
- 5.11 These scenarios assessed the sustainability implications of varying degrees of development on the study area from minimum intervention, medium mixed-use intervention, medium residential-led intervention (which aligns with the West Way Concern alternative) to a maximum intervention.
- 5.12 All scenarios focused on the east of the study area, in line with the role of the existing allocated Local Shopping Centre and the western part of the study area was not considered to be a priority for redevelopment as part of the SPD objectives and development principles.
- 5.13 The following offers a brief description of the four scenarios which were used to test the SPD and SA.
- Scenario 01 – Minimum Intervention*
- 5.14 This proposed to retain and refurbish a high proportion of existing buildings, including the West Way Centre, while also slightly increasing the retail and residential offer across the study area through the incorporation of a large food store and some mixed tenure residential units as well as some student accommodation. Community uses are also included in this scenario. A multi-storey car park was also provided, accessed from Westminster Way. No route through the study area for vehicles is included, with only pedestrian access through the study area, allowing the creation of a new town square and two new retail oriented public spaces.
- Scenario 02 – Medium Mixed Use Intervention*
- 5.15 This comprised a vibrant mix of uses and activities including retail units, a food store, a multiplex cinema, a hotel, a library and other community uses. The upper floors are generally occupied by student accommodation with a small amount of residential. St. Peter and St Paul's Church and Elms Parade are retained in this option. A decked car park was included along the southern boundary of the study area, accessed from the east along Westminster Way. No vehicular route through the study area was included meaning the study area was mostly pedestrianised, with two new public spaces (town square and retail square) positioned in the centre of the study area. A new pedestrian route is also created to connect to the local centre and the existing bus stops on Westminster Way.

Scenario 03 – Medium Intervention Residential-Led

- 5.16 This option provided the highest number of residential units, whilst also providing a variety of uses and activities, including community uses. A large food store and hotel are provided to the east of the study area and St. Peter and St Paul's Church and Elms Parade are also retained. No student accommodation or cinema uses were included in this scenario. Pedestrian access is available to the north from West Way, the south from Arthray Road as well as to the east from Westminster Way. A strong lateral connection through the study area links two new public spaces, creating a strong pedestrian street environment while a new pedestrian route is also created to connect to the local centre and the existing bus stops on Westminster Way. A decked car park is included along the southern boundary and accessed from Westminster Way.

Scenario 04 – Maximum Intervention

- 5.17 Proposing the highest level of intervention across the study area, this scenario creates a vibrant mixed use development by providing a wider retail offering, a food store, a cinema, a hotel, a library and community spaces, residential units and student accommodation. St. Peter and St. Paul's Church is retained, while Elms Parade and the Barclays Bank offices are removed. A strong east west connection through the study area links two new public spaces, creating a strong pedestrian street environment route through to connect to the existing bus stops on Westminster Way. A decked car park was also created along the southern boundary accessed from Westminster Way.

Evaluate the likely effects (of the SPD) and alternatives

- 5.18 The following describes how the likely sustainability impacts considered as part of the assessment of scenarios. Given the objectives and scope of the SPD the reasonable scenarios were developed to test and shape the flexibility of the SPD rather than as either/or alternatives.
- 5.19 The feedback from engagement with the community and stakeholders was used to alter the scenarios, as a result of the assessment of the urban design, viability and transport issues as part of an iterative design process. The key differences in the final scenarios described above include:
- the inclusion of student accommodation and the cinema (Scenario 2 and 4 only),
 - retention of Elms Parade (Scenario 2 and 3 only),
 - size and number of food stores (different for all Scenarios),
 - quantum, form and location of car parking (different for all Scenarios),
 - quantum and arrangement of new retail (use class A1) (different for all Scenarios),
 - the inclusion and quantum of restaurants and cafes (use class A3) (different for all Scenarios),
 - quality and quantum of open space (some differences for all Scenarios),
 - connections and accessibility (some differences for all Scenarios), and
 - scale and massing (some differences for all Scenarios).
- 5.20 The overall positive sustainability impacts (i.e. strengths) of the SPD are as follows:
- Feedback from workshops and meetings with the local community and stakeholders undertaken during the preparation of the SPD, concluded that development scenario one which includes the refurbishment of the West Way Centre, was considered to not sufficiently address the existing site issues and did not meet community aspirations. While the more minimal intervention proposed in Scenario 01 represents a sustainable reuse of existing buildings and would cause less disruption/displacement than Scenarios 2, 3 & 4, this Scenario would be unlikely to achieve the other objectives of the a SPD due to the reduced scope of development and minimal improvement to the existing study area meaning that factors leading to present problems will not be addressed. As such, this scenario was rejected and not taken forward as it did not meet the SPD objectives.
 - High quality housing and expanded leisure and community uses have the potential to support social needs of the existing and future Botley centre community (Scenarios 2, 3 & 4)
 - A range of uses has the potential to increase Botley's role as a Local Service Centre while improvement to the physical infrastructure and buildings would improve the local image of Botley Centre (Scenarios 2, 3 & 4)

- The land uses and the provision of car parking can be tailored to minimise car trips to reduce traffic, noise pollution and air quality impacts. (varying land uses and levels of car parking proposed Scenarios 2, 3 & 4 with scenarios with higher levels of development rejected due to potential impacts)
- Public realm improvements will increase not only the usability of the study area but also the perception of safety by creating spaces which are overlooked by active retail frontages, providing passive surveillance of the area. (Scenarios 2, 3 & 4)
- Increased permeability through the study area will also promote a healthy lifestyle by encouraging pedestrian and cyclist movement in Botley Centre. (Scenarios 2, 3 & 4)
- The alignment of pedestrian routes through the study area with bus stop locations on West Way and Westminster Way would promote the use of public transport to and from the study area. (Scenarios 2, 3 & 4)
- Consolidation of pedestrian access points to the study area as proposed in the SPD would improve wayfinding through the study area through clearly defined axial routes and enhance connections to the surrounding area. This would increase the attractiveness of the site and promote pedestrian movement. (Scenarios 2, 3 & 4)
- The minimisation of vehicle access points and improvement of road crossing conditions for pedestrians and cyclists in relation to the site seeks to encourage more sustainable forms of movement and create an environment which is not car dominated. (Scenarios 2, 3 & 4)
- The incorporation of SUDs in future development would ensure that Botley Centre is less susceptible to flooding and therefore more resilient to climate change. (Scenarios 2, 3 & 4)
- The SPD seeks the retention of existing mature trees on site as well as the enhancement of green infrastructure through a net increase in trees and planting or landscape elements such as green roofs. This would help reduce air pollution and significantly improve the natural environment of Botley Centre. (Scenarios 2, 3 & 4)
- Development through the SPD also seeks to minimise energy consumption and carbon emissions through sensitive design and the incorporation of renewable energy and heating sources. (Scenarios 2, 3 & 4)
- Additional economic opportunities e.g. a cinema, restaurants, cafes and hotel can encourage use of the study area outside usual retail hours by improving the offer of evening-appropriate uses and creating a busier centre, with improved surveillance and the potential to reduce any fear of crime issues. (Scenarios 2 & 4 only)
- Student accommodation can also contribute to increased economic activity in the area and will also increase the viability of these evening uses such as cinemas, restaurants and cafes. (Scenarios 2 & 4 only)
- Student accommodation can also help to alleviate pressures on the local housing market by freeing up private rented units for those most in need. (Scenarios 2 & 4 only)
- The retention of existing buildings (i.e. Elms Parade and St Peter and St Pauls Church) will preserve the existing character and identity of Botley Centre. (Scenarios 2 & 3 only)

5.21 The overall negative sustainability impacts (i.e. weaknesses) of the SPD are as follows:

- More minimal interventions such as that proposed in Scenario 01 would mean limited improvements to the configuration of the public realm with no real improvement in permeability through the study area.
- Similarly, for minimal interventions such as Scenario 01 where a significant number of existing buildings are to be reused, this would represent a poor utilisation of space, with minimal improvement to the existing car dominated environment.
- Development under Scenarios 02, 03 & 04 would mean potential disruption to local people, businesses and services which would be of a temporary nature, specifically during development phases.
- Development under Scenarios 02, 03 & 04 could also mean negative environmental impacts, specifically during the construction phases, however these would be short term. Specifically traffic,

air quality and noise issues however these could be controlled via planning condition and through the EIA process.

- Depending on the amount of residential development (Scenario 3) or student accommodation (Scenario 3 & 4), there would be a rise in the local population which will place increased pressure on facilities, particularly on adjacent areas, for example school places (particularly Scenario 3) or health care. However this can be addressed through planning conditions as well as mitigation through the EIA process. The provision of community facilities on site will also help to offset this.
- Population growth could also lead to environmental pressures including, habitat disturbance, air pollution, water use, waste etc (Scenarios 2, 3 & 4). However these can be mitigated through S106 planning requirements.
- If potential development was to demolish those buildings that have been recognised as contributing to the local character of Botley, such as Elms Parade in Scenario 04, the loss of such buildings would have negative impacts on the identity and character of Botley Centre. However such proposals would need to be justified in planning terms.

Evaluating the Likely Effects of the SPD against the SA Objectives (B3) and Mitigating Adverse Effects and Maximising Beneficial Effects (B4)

- 5.22 The following seeks to consider the SPD as a whole and identify the significant potential social, environmental and economic effects of implementing it, as well as measures to maximise/mitigate these effects.
- 5.23 The following table illustrates that the majority of sustainability objectives are affected positively by the implementation of the SPD (e.g. SA objectives 1, 2, 3, 4, 5, 6, 7, 8, 10 and 11).
- 5.24 Inevitably potential negative effects have been identified, specifically under certain objectives, mainly within the environmental dimension of sustainability (e.g. SA objectives 4, 7, 9 and 10). However this tends to be limited to certain criteria under an objective with others being more positive. These negative effects will particularly occur during the short-term construction phase and are considered acceptable to realise the long-term benefits highlighted above. Based on Appendix 23 of Part 1 of the ‘SA of the Vale of White Horse Local Plan 2031’, the following table offers a summary of these likely effects.
- 5.25 The table also identifies implementation and mitigation measures manage the identified effects where relevant. As is the case for the negative effects, measures that minimise the scope of the effect or mitigate the effect have been identified, whereas for the beneficial effects measures have been identified to enhance the relevant effect. These measures have been incorporated into the SPD objectives, design principles and supporting text.

SA Objective	Potential Effects	Mitigation Measures
1. Provide sufficient suitable homes including affordable homes in Botley	The provision of homes of mixed tenure and affordable housing. The SPD will therefore have a significant beneficial effect on this objective.	<p>SPD Objective 01 supports the maximisation of the identified beneficial effect by adopting a pragmatic approach to redevelopment and encouraging an effective use of land and mix of land uses, which could include the provision of residential units.</p> <p>Also Objective 09 provides for an expanded and diverse range of land uses that meet the needs of people of all ages from the existing and future community. This includes meeting the need for high quality housing which is suitable for a range of users.</p> <p>Development Principle 4.1.2 provides more specific support for residential uses including affordable homes,</p>

SA Objective	Potential Effects	Mitigation Measures
		accommodation for older people and student accommodation.
2. Ensure the availability of high quality services and facilities in Botley	The SPD would lead to an improvement in the appearance of the existing centre which would help ensure the availability of high quality services and facilities in the local area, therefore having a significant beneficial effect on this objective, with the effect being most positive in more comprehensive development proposals, which would see the full redevelopment of the study area and the creation of additional uses which would support a wider range of services.	<p>Many parts of the SPD will support the maximisation of the beneficial effects identified specifically:</p> <p>Objective 01 which supports the adoption of a pragmatic approach to redevelopment and encourages an effective use of land and mix of uses, which could include the provision of high quality services and facilities.</p> <p>Objective 05 supports the strengthening of the retail centre by improving the retail offer by providing a range of unit sizes and retail types including cafes and restaurants.</p> <p>Objective 08 supports the rationalisation and enhancement of community facilities across the study area to better serve the needs of both the existing and future communities.</p> <p>Similarly Objective 09 provides for an expanded and diverse range of land uses to meet the needs of the community.</p> <p>Development Principle 4.1.2 provides more specific support for a range of potential uses on the study area including retail, cafes, restaurants and community uses.</p> <p>Also, design principle 4.5.4 encourages the refurbishment/change of use of the units within Elms Parade, to house such services and facilities, where it ensures the long term viability of the building.</p> <p>These objectives and principles will maximise the identified beneficial effect, with the scope dependent on the final configuration of development on the study area.</p>
3. Reduce the need to travel and improve provisions for walking, cycling and public transport and reduce road	Transport and movement improvement, particularly pedestrian and cycling play an important role in accessibility of the study area. The SPD seeks to improve connections with layouts that encourage cycling, walking and access to public transport connections. Improved road layouts and vehicular access will also	<p>Objective 06 and Objective 07 support improvements to the public realm, access and permeability in Botley Centre to encourage users of the study area to walk, cycle or use public transport and minimises the need for people to travel using private vehicles.</p> <p>There are many development principles which go further to support this including</p>

SA Objective	Potential Effects	Mitigation Measures
congestion in Botley	reduce road congestion in the area. Overall, the SPD will have a significant beneficial effect on this objective.	but not limited to the Access, Linkages and Legibility development principles (4.2.1 – 4.2.09), Parking and Servicing development principles (4.6.1 – 4.6.7) and public realm specific realm development principles which seek to provide a more cohesive, permeable, well proportioned and active Botley Centre (4.3.1, 4.3.3, 4.3.5, 4.3.7 and 4.3.10).
4. Improve the health and well-being of Botley residents	<p>The SPD seeks to increase the provision and availability of community facilities and provide a better environment for active lifestyles (encouraging walking and cycling etc). In addition by improving internal and external living conditions background health issues should improve in the long term. Access to facilities together with affordable housing and mix of tenure could help reduce inequalities. Overall, there would be a significant long term beneficial effect on this objective as a result of the SPD.</p> <p>In the short term, disruption and displacement may lead to some adverse health effects, especially on those most vulnerable in society, which will require careful management.</p> <p>Development within the study area could result in adverse effects in terms of noise and air pollution, particularly if there is an increase in vehicle movements to the study area.</p> <p>There is also potential for adverse effects in terms of residential amenity depending on the scale, massing and location of new buildings on the study area.</p>	<p>Objective 06 and Objective 07 and Development Principles within 4.2 and 4.3 seek to maximise the identified beneficial effect by improving the physical environment of the study area which will promote active lifestyles and improve the perception of safety in Botley Centre.</p> <p>Also Objective 08 and Objective 09 and Development Principle 4.1.2 seek to provide a vibrant mix of uses including community facilities and residential units which will benefit the well-being of the local community, provide them with better living conditions and help to reduce inequalities.</p> <p>Where potential negative effects were identified, the SPD also proposed some measures which will help to mitigate the scope of the effect as well as the sources with potential to create adverse health effects.</p> <p>Development principle 4.4.8 suggests that development along Westminster Way should limit the level of noise and air pollution entering the study area while development principle 4.2.7 seeks to maximise sustainable travel modes and ensure transport impacts of future developments and assessed and mitigated.</p> <p>Development principle 4.4.7 suggests that the scale and massing of any development will consider effects such as residential amenity and access to sunlight/daylight.</p>
5. Provide high quality placemaking which creates an inclusive environment for	This is a central aim of the SPD with the design and development principles setting out clear and detailed guidance to improve and enhance the quality and layout of the study area, and requirements for high	The beneficial effect created by the SPD with regard to placemaking will be maximised through a number of the SPD's objectives. In particular Objective 02 and Objective 03 seek to ensure that development is of the highest quality and

SA Objective	Potential Effects	Mitigation Measures
the local Botley community	quality materials for street environments, public art and general enhancement of the public realm. The inclusion of more active frontages and natural surveillance also has the potential to reduce any fear of crime in the area, while the inclusion of new public spaces together with improvements to street furniture is also likely to increase satisfaction and ownership of the area. Improvements in quantity and quality of community facilities and sport opportunities likely to encourage participation. Overall the SPD will have a significant beneficial effect on this objective.	respects and enhances the existing character of the area, while Objective 04 and development principles (4.4.1 - 4.4.8) seeks to control the scale and massing of the area, guiding development to the most appropriate areas. Other specific development principles such as 4.3.2 and 4.3.5 will maximise this beneficial effect by creating a cohesive and legible development which is inviting for people to use and ignites a sense of pride in Botley Centre.
6. Support a strong and sustainable economy within Botley	Development which accords with the SPD would improve the appearance of Botley Centre, having a beneficial economic and regenerative impact on the area. New, modern retail units and office spaces would encourage the creation of new businesses which would offer more job opportunities in the area, therefore leading to more positive effects in terms of supporting a strong and sustainable economy. More comprehensive development would result in greater significant beneficial effects due to the greater level of redevelopment involved.	Specific SPD objectives which seek to maximise the identified beneficial effect are Objective 5 which seeks to improve the retail offer in Botley Centre by attracting a variety of different retailers such as cafes and restaurants which would offer a more vibrant evening economy and support a more strong and sustainable economic future. Also, Objective 09 seeks to expand and diversify the range of land uses on the study area. Supporting development policy 4.1.2 suggests a range of potential land uses that could strengthen Botley Centre including a “range of retail units” which seeks to provide for large units for modern retailers and smaller units more suited to independent retailers. The deliverability and viability of development is addressed in Objective 01 which will ensure that a pragmatic approach is adopted, and that development, through the effective use of land and careful balance of uses, will act to strengthen the local economy within Botley.
7. Improve and protect the natural environment including biodiversity, water and soil quality in Botley	Development has potential negative effects (especially in the short term due to potential construction effects), but also provides opportunities for incorporating biodiversity enhancements. Development principles seek to ensure the enhancement of biodiversity by retaining existing mature trees and	Potential negative effects, including short term construction effects, will be mitigated through specific development principles. For example, 4.3.8 suggests development should retain existing mature trees on the study area and 4.5.8, 4.5.9 and 4.5.10 promote a range of climate change adaption and design measures.

SA Objective	Potential Effects	Mitigation Measures
	<p>providing a net increase in trees and planting throughout the study area. Development within the study area reduces the pressure to develop on greenfield sites in the locality would also be reduced, further protecting existing habitats in the surrounding area. These would have long term beneficial effects on this objective, especially with regard to biodiversity.</p> <p>Development has the potential to increase water use and demands on water and waste water infrastructure, specifically short term water demands of construction, and medium to long term demand due to increased population, economic activity and community facilities. This would have a potential adverse effect on this objective.</p>	<p>These measures include:</p> <ul style="list-style-type: none"> • planting and glazing to regulate heat; • sustainable materials including green walls and roofs to reduce heat penetration and flooding; • maximising natural ventilation; • building and window location and orientation; and • Sustainable Urban Drainage • minimise energy consumption and carbon emissions through sensitive design and the incorporation of renewable energy and heating sources. • Consideration of solar orientation, low energy materials, photovoltaics, solar and thermal heating and implementation or future connection to a wider district heating network. • As set out in the Vale's Design Guide the Council aspires to new non-residential development achieving a level of performance equivalent to BREEAM excellent which incorporates a range of initiatives including those related to water use.
<p>8. Enhance the character and identity of Botley and protect the local townscape and cultural heritage</p>	<p>Development that sees the retention of Elms Parade and St Peter and St Pauls Church would have a beneficial effect in that this would ensure the protection of Botley's identity and existing character.</p> <p>Where development proposes to demolish Elms Parade or proposes alterations to the building (Development Principle 4.5.7), these buildings there would be a negative impact on the existing character of the townscape in Botley Centre. However, such proposals would have to be justified in planning terms and the negative impacts would have to be weighed against the potential beneficial effects on service provision and the local economy of supplying more modern floor plates.</p>	<p>Development within the study area will respect and reflect the existing character of Botley Centre. In order to mitigate the identified negative effects, the SPD through development principle 4.5.7 states that loss of such buildings will have to be justified, including through a high level of architectural quality to enhance the character of the locality and its townscape. Justification will also have to be provided to illustrate how these negative impacts are outweighed by other potential beneficial effects on service provision and the local economy.</p> <p>The identified beneficial effects will be maximised through various development principles including but not limited to 4.5.2 which promotes the use of high quality materials and finishes. Also, 4.4.5 states that consideration should be given to the appearance of the study area from</p>

SA Objective	Potential Effects	Mitigation Measures
	<p>Development within the study area of modern, well designed buildings would compliment and improve the existing local townscape, therefore having a significant long term beneficial effect on this objective.</p> <p>The SPD also explored the potential to include a taller, landmark building at the junction of West Way and Westminster Way, which would have a beneficial effect on Botley Centre's distinctiveness and local identity. This beneficial effect would have to be balanced with the potential negative effect a taller building would have on views toward Oxford from the surrounding area.</p>	<p>surrounding sensitive views, ensuring that development compliments and enhances the existing townscape. This development principle also mitigates the potential negative effect of any landmark proposed at the north east corner of the study area by saying consideration will have to be given to long range views, including the Oxford View Cones and that developments should be subject to a Visual Impact Assessment.</p>
<p>9. Reduce air, noise and light pollution in Botley</p>	<p>Adverse short-term impacts are possible during demolition and construction, especially with regard to traffic, air and noise pollution.</p> <p>Long term beneficial effects are identified by the creation of high quality accommodation which maximises the availability of sunlight/daylight, development which will act as a screen to minimise noise pollution from the adjacent A34 and promotion of more sustainable transport methods such as walking cycling and public transport which would reduce the need to travel by car, having a proportionate reduction in associated traffic, noise and air pollution.</p>	<p>Potential short term adverse effects will be mitigated through planning conditions.</p> <p>Long term beneficial effects will be maximised through Objective 04 and Design Principles within 4.4 which guide appropriate scale and massing to contribute positively not only to visual amenity but also the adequate access to sunlight/daylight.</p> <p>Objective 06 and Objective 07 and Development Principles within 4.2, 4.3 and 4.6 seek to create a more accessible and permeable development, improve public transport links, create a more pedestrian and cyclist friendly environment and minimise traffic. Also, development principle 4.4.8 states that development should seek to limit the level of noise and air pollution entering the study area from the A34 and 4.4.7 seeks to address effects of overshadowing, sunlight and daylight and wind microclimate.</p>
<p>10. Reduce greenhouse gas emissions and the use of resources and improve resource efficiency in Botley</p>	<p>Where the reuse of existing buildings on the study area is proposed this will result in positive effects in terms of reducing greenhouse gas emissions in the long term through reuse of resources.</p> <p>Conversely, where the replacement of older, highly inefficient buildings with new, modern buildings is proposed, this could mean a saving</p>	<p>With regard to the identified positive effects, Objective 02 seeks to better integrate existing buildings on the study area, controlling greenhouse gases through refurbishment as opposed to complete redevelopment. Also, Development Principles 4.5.8, 4.5.9 and 4.5.10 seek to minimise energy consumption and carbon emissions through sensitive sustainable design and</p>

SA Objective	Potential Effects	Mitigation Measures
	<p>of energy and possible reduction in resource use, leading to a more neutral effect in the medium/long term.</p> <p>Development of the study area could result in adverse effects in terms of greenhouse gas emissions from vehicles, particularly if there is an increase in vehicle movements to the study area.</p> <p>Both the refurbishment and redevelopment processes would increase greenhouse gas emissions during construction leading to an adverse effect in the short term, specifically through the energy involved in carrying out the refurbishment and redevelopment works.</p>	<p>the incorporation of renewable energy and heating sources as outlined above.</p> <p>Development principle 4.2.7 seeks to maximise sustainable travel modes and ensure transport impacts of future developments and assessed and mitigated.</p> <p>Potential short term negative effects as a result of construction would be mitigated through planning conditions upon the granting of planning permission for any development.</p>
<p>11. Increase resilience to climate change in Botley</p>	<p>Redevelopment offers the opportunity to incorporate a Sustainable Urban Drainage (SUDs) which would minimise the likelihood of surface water flooding on the site in times of extreme weather, therefore having a significant beneficial effect on this objective.</p>	<p>Development principle 4.3.9 and 4.3.10 seek to maximise the identified potential beneficial effect by stating that SUDs should be incorporated into the development, and that a variety of measures incorporated into the BREEAM certification process could address climate change resilience.</p> <p>Development principle 4.5.8 also seeks to mitigate potential negative effects through incorporation of climate change adaption design measures which could include measures such as planting and glazing to regulate heat; maximising natural ventilation and the use of sustainable materials including green walls/roofs to reduce heat penetration and flooding.</p>

Monitoring the Significant Effects of the SPD (B5)

5.26 Monitoring the significant sustainability effects of implementing the SPD is an important ongoing element of the sustainability appraisal process. Section 36 of Part 4 of the ‘*Sustainability Appraisal of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report*’ (October 2014) suggests measures that might be taken to monitor the effects (in particular the negative effects) highlighted by the appraisal of the Local Plan. As the Botley Centre SPD and associated SA Report is based on baseline data and sustainability objectives already set out in the Vale’s wider SA Report, these measures are therefore directly relatable to Botley.

5.27 The following table sets out the measures, which are directly relatable to the Botley Centre area envisaged concerning monitoring.

Botley Centre SPD – SA Objectives	Monitoring Measure
1. Provide sufficient suitable homes including affordable homes in Botley	<ul style="list-style-type: none"> • Housing delivery • Housing Density
2. Ensure the availability of high quality services and facilities in Botley	<ul style="list-style-type: none"> • 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 in Botley	<ul style="list-style-type: none"> • Travel to work patterns • Average journey times by mode • Average km travelled by mode • Modal split
4. Improve the health and well-being of Botley residents	<ul style="list-style-type: none"> • Health profile for the Botley Area • Delivery of green infrastructure including extent and condition / quality
5. Provide high quality placemaking which creates an inclusive environment for the local Botley community	<ul style="list-style-type: none"> • Delivery of a high quality public realm and open spaces
6. Support a strong and sustainable economy within Botley	<ul style="list-style-type: none"> • Workforce classification • Jobseeker claimants
7. Improve and protect the natural environment including biodiversity, water and soil quality in Botley	<ul style="list-style-type: none"> • Percentage of Botley’s surrounding SSSIs in a favourable or unfavourable but recovering condition BAP species and habitat extent and condition (Note: It may be difficult to attribute the specific impact from Botley Centre to district and county wide growth) • Chemical and biological water quality • Percentage of applications granted against the advice of Natural England
8. Enhance the character and identity of Botley and protect the local townscape and cultural heritage	<ul style="list-style-type: none"> • Delivery of buildings, public realm and open spaces of high design quality • Provision of strong justifications where redevelopment proposes the removal of buildings of local importance
9. Reduce air, noise and light pollution in Botley	<ul style="list-style-type: none"> • Air Quality (PM₁₀, PM_{2.5} and NO_x) • 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 in Botley	<ul style="list-style-type: none"> • GHG emissions per capita • Water efficiency of new developments • Energy efficiency of new developments
11. Increase resilience to climate change in Botley	<ul style="list-style-type: none"> • Number of developments given permission contrary to EA objections (over flood risk).

6.0 PREPARE AND CONSULT ON THE SUSTAINABILITY APPRAISAL REPORT (STAGES C AND D)

6.1 The SA Report and Draft SPD were published for consultation from the 21 August 2015 to the 25 September 2015 (Stages C and D). Representations from the public and statutory consultees were received on both documents. Following review of these representations the Vale has made amendments to the SPD and SA Report which have been appraised and updated within the final adopted documents.

6.2 The changes to the SPD and the SA Report which are relevant to the Sustainability Appraisal are summarised below:

- Amendments to SPD Development Principle 4.5.8 to include SUDs (also reference in 4.3.9) and additional Development Principle 4.5.10 in relation to BREEAM which incorporates a broad range of sustainability measures.
- Amendments to SPD Development Principle 4.2.7 to ensure transport impacts are adequately assessed.
- Amendments to SPD Development Principle 4.4.5 to require a Visual Impact Assessment
- Amendments to SPD Development Principle 4.4.7 to address wind micro-climate
- Amendments to SPD Development Principle 4.4.8 to address air pollution
- Clarification of the use of socio-economic data for the Botley Study Area and Botley Catchment Area within both the SPD and SA Report;
- Clarification of the approach to the assessment of alternatives in the SA Report;
- Clarification of low crime rates in the area, however that the current lack of active frontages and natural surveillance could contribute to a fear of crime in SA Report issues.

6.3 Other amendments to the SPD and the SA Report have been made in response to the consultation however the above changes are considered most relevant to the Sustainability Appraisal.

7.0 POST ADOPTION REPORTING AND MONITORING (STAGE E)

7.1 The approach to post adoption reporting and monitoring is outlined in paragraphs 5.23 and 5.24 above and seeks to align suggested measures within the *Sustainability Appraisal of the Vale of White Horse District Local Plan 2031*.

Appendix A – Policies, Plans and Programmes

Part 1, Section 5 of the *Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report* (October 2014)

Appendix B - Baseline

Part 1, Section 6 of the Sustainability Appraisal (SA) of the Vale of White Horse District Local Plan 2031 Part 1 – SA Report (October 2014)