



**Hailey Neighbourhood Plan  
(HNP) 2015-2031**

**Strategic Environmental Assessment  
(SEA)  
Environmental Report**

**April 2018**

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# Hailey Neighbourhood Plan (HNP) 2015-2031

## Strategic Environmental Assessment (SEA) Environmental Report

April 2018

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## CONTENTS

	Page
<b>Non-Technical Summary (NTS) (also available separately)</b>	
<b>1 INTRODUCTION</b>	
Strategic Environmental Assessment (SEA)	1
The West Oxfordshire Local Plan	2
The Hailey Neighbourhood Plan (HNP)	4
SEA Screening & Scoping	8
Consultation	9
This Environmental Report	10
<b>2 METHODS</b>	
Introduction & the SEA Process	11
Scoping & the SEA Framework	12
Assessing the Hailey Neighbourhood Plan	14
Consideration of Alternatives	16
<b>3 ENVIRONMENTAL CONTEXT, OBJECTIVES &amp; BASELINE CHARACTERISTICS</b>	
Review of Plans and Programmes (PPs)	17
Baseline Conditions & Likely Evolution without the NP	17
Biodiversity & Geodiversity	17
Communities & Accessibility; Human Health	18
Water, Air & Climatic Factors	19
Cultural Heritage	19
Landscape	20
Material Assets & Natural Resources	20
Key Environmental Issues, Problems & Opportunities	20
<b>4 SEA FINDINGS</b>	
SA/SEA of the West Oxfordshire Local Plan	22
The HNP Goals & Objectives	22
The HNP Policies	23
Housing Allocations - HNP Policies H1-5	27
SEA of Implementing the HNP	28
<b>5 PROPOSED MONITORING</b>	
Proposed Monitoring	30
<b>6 SUMMARY CONCLUSIONS &amp; NEXT STEPS</b>	
Summary Conclusions & Next Steps	31
<b>APPENDICES</b>	
I	Statement of Compliance with the SEA Directive
II	SEA of Site Allocations/Options

## **Tables**

- 1.1 Chronology of West Oxfordshire Local Plan Preparation, Accompanying SA/SEA, and Consultation
- 1.2 HNP Goals and Objectives
- 2.1 SEA Framework
- 2.2 Categories of Significance
- 4.1 Summary SEA Findings

## **Figures**

- 1.1 Location of HNP Area

## Non-Technical Summary (NTS)

### **This is the NTS of the Environmental Report**

1. This is the Non-Technical Summary (NTS) of the Environmental Report (ER) documenting the process of Strategic Environmental Assessment (SEA) of the Hailey Neighbourhood Plan (HNP). The NTS describes the SEA process, how the SEA of the HNP was carried out, summarises the findings of the SEA, how the SEA has influenced plan-making, outlines the consultation and next steps.

### **The West Oxfordshire Local Plan (WOLP) (2011-31)**

2. The overarching development plan document for the West Oxfordshire District area is the new Local Plan that has been subject to independent examination<sup>1</sup> and is at a late stage of preparation. The Inspector has indicated that the modified plan is likely to be capable of being found legally compliant and sound. Thus, whilst the examination is not fully concluded, some considerable weight may be applied to the new Local Plan with an anticipated adoption within the next few months.
3. The WOLP (to 2034) comprises a Vision and 18 Core Objectives categorised under five themes: market towns & villages; meeting housing needs; economy; sustainable communities; environment & climate change. The overall Strategy sets out how the Vision and Objectives will be achieved, including a hierarchy of Main Service Centres, Rural Service Centres & Villages, with Policy H1 making provision for at least 15,590 homes allocated according to five identified Sub-Areas (Witney, Carterton, Chipping Norton, Eynsham-Woodstock and Burford - Charlbury). The Plan further includes Policies relating to use of natural resources, high quality design, supporting infrastructure, housing, economic growth, transport & movement, environmental and heritage assets, local level strategies for the Sub-Areas, and delivery and monitoring.
4. The Hailey Neighbourhood Plan (HNP) is located in the Witney Sub-Area (as defined by the new Local Plan) that has an anticipated housing delivery of 4,702 new homes in the period 2011 - 2031, the majority being located at Witney as the District's largest and most sustainable settlement. Of particular relevance to the HNP are the Local Plan Policies OS2 Locating Development in the Right Places, H2 Housing, and WIT2 North Witney Strategic Development Area (SDA) the latter of which allocates about 1,400 new homes in the plan period.

### **The Hailey Neighbourhood Plan (HNP)**

5. The Hailey Neighbourhood Plan (HNP) area covers the Parish of Hailey and was designated in 2015. WODC is the responsible authority for the HNP in

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<sup>1</sup> <http://www.westoxon.gov.uk/localplan2031>

accordance with the SEA Regulations. Hailey Parish Council is the qualifying body, as defined by the Localism Act (2011), and responsible for the development of the Neighbourhood Plan. A Neighbourhood Plan attains the same legal status as the Local Plan once it has been approved at referendum – and thus becomes part of the statutory development plan. A Neighbourhood Plan must be in general conformity with the strategic policies of the development plan in force.

6. The Draft HNP comprises 6 Goals supported by Objectives seeking to deliver those Goals and manage development. The HNP is structured according to section themes, as follows:
  - Housing
  - North Witney
  - Education
  - Transport
  - Local Economy & Employment
  - Community & Recreational Facilities
  - Environment

The HNP is completed by eleven appendices including the members of the HNP Steering Group, data sources and references, residents' responses to the HNP Questionnaire, maps of site allocations and other key information.

### **Strategic Environmental Assessment (SEA)**

7. Strategic Environmental Assessment (SEA) is a European Union (EU) requirement that seeks to provide a high level of protection of the environment and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes. For testing Local Plans, SEA should be addressed as an integral part of the Sustainability Appraisal (SA) process. SA and SEA are tools to inform plan-making and are used to assess the likely effects of a plan when judged against reasonable alternatives.
8. It is only in limited circumstances that an SEA may be required when producing a NP – if it is likely to have significant environmental effects that have not already been assessed during the preparation of the Local Plan. The new Local Plan has been tested through SA/SEA with consultation at each stage of its preparation. The SA/SEA has been independently examined. Therefore, the HNP has been tested by SEA – but with a pragmatic approach building upon the SA/SEA already undertaken for the new Local Plan, and with a focus on the HNP site allocations that have not previously been subject to SA/SEA during the Local Plan preparation.

### **Environmental Characteristics of the HNP Area**

9. Biodiversity: The Hailey NP area does not include any internationally or nationally designated biodiversity sites. There are Priority Habitat woodland areas and two locally designated areas.

10. Communities, Accessibility, Human Health: The area is characterised by an ageing population. House prices are high with affordability of housing a major issue for the communities – with concomitant effects for human health and loss of younger people. There is a high level of outcommuting but also almost 20% of employed residents work from home. Generally, there is good access to open/green spaces that support healthy lifestyles.
11. Water, Air, Climatic Factors: Flood risk is not an issue in the area and there is no identified issue for air quality.
12. Cultural Heritage & Landscape: Hailey includes a Conservation Area, encompassing a large proportion of the village of Hailey. There are 28 Listed Buildings in the area and the historic environment of Hailey is highly valued by local residents.

### **Key Environmental Issues, Problems and Opportunities**

13. These may be summarised as follows:
  - Protect local biodiversity and safeguard the designated Conservation Target Areas
  - Encourage younger people to remain in the area
  - There is an ageing population within Hailey, with no healthcare facilities available within the Plan area
  - Increase provision of affordable housing
  - Ensure there is a good provision and capacity for services and facilities
  - Reducing levels of congestion and speeding along the B4022 and around Hailey Primary School
  - Improve levels of sustainable transport, and enhance the existing footpath network
  - Ensuring the character and setting of the Conservation Area and the designated Listed Buildings are protected and conserved
  - Protection of local landscape character, and preventing the coalescence of smaller settlements

### **How has the Draft BNP been assessed?**

14. The SEA Framework of Objectives for testing the HNP is the same as the SA/SEA Framework that has been used to test the emerging elements of the new Local Plan; as follows:

<b>WODC Local Plan Headline Sustainability Objective</b>
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home
2. Improve health and well-being and reduce inequalities
3. Promote thriving and inclusive communities
4. Improve education and training
5. Maintain a low level of crime and fear of crime
6. Improve accessibility to all services and facilities

WODC Local Plan Headline Sustainability Objective
7. Improve the efficiency of land use
8. Reduce waste generation and disposal
9. Reduce air pollution and improve air quality
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts
11. Protect and improve soil and water resources
12. Reduce the risk from all sources of flooding
13. Conserve and enhance biodiversity and geodiversity
14. Conserve and enhance landscape character and the historic environment
15. Maintain high and stable levels of employment
16. Promote sustainable economic growth and competitiveness

15. The HNP was assessed against SEA Objectives grouped in themes, using baseline information and professional judgment, and the likely significant effects recorded. The SEA considered the nature of the likely environmental effects (including positive/negative, duration (short, medium or long term), permanent/ temporary, secondary, cumulative and synergistic) and according to categories of significance – major/minor, positive/negative, neutral, and uncertain. The SEA made suggestions for mitigating significant negative effects, where possible, and possibilities for enhancement, where relevant.

#### **What reasonable alternatives have been considered & addressed?**

16. In consideration of the purpose, objectives and sphere of influence of the HNP and its place in the Local Plan and SA/SEA hierarchies, there were no other reasonable alternatives possible that required testing through the SEA process. In the absence of the Local Plan and the HNP, there would be no development guidance or management to resolve help environmental issues/problems or promote environmental opportunities.

#### **What are the likely significant effects of the Draft HNP?**

17. Overall, the SEA found positive effects for environmental objectives for housing, human health, communities and accessibility – with particular positive effects for affordable housing. Residual effects on other objectives were found to be neutral although all new housing development will have minor negative effects for SEA objectives for land efficiency as there will be loss of greenfield and the soil resource.

#### **How could negative effects be mitigated? Were there any difficulties encountered?**

18. Potential negative effects will be mitigated by Policies in the HNP and development management Policies in the new WOLP. There were no significant technical difficulties encountered during the preparation of this SEA and any data gaps or uncertainties about the effectiveness of mitigation measures were recorded.



### **How has the SEA influenced the HNP?**

19. The SEA did not make any suggestions for improving the environmental sustainability of the HNP. The SEA confirmed the effectiveness of mitigation measures set out in HNP Policies and through the selection of housing sites that avoided sensitive receptors and minimised any negative by limiting the size of proposed developments.

### **Monitoring Proposals**

20. The HNP will require monitoring. The other West Oxfordshire Local Plan Documents and the SA/SEA will be monitored as part of the District Authority's comprehensive Monitoring Report, as required by Government. No additional proposed monitoring that might be required as part of the SEA process was indicated from the findings of the SEA.

### **Consultation & Next Steps**

21. The Draft HNP will be placed on public consultation during the early summer 2018. This SEA Report was also placed on the Hailey NP website for 5 weeks statutory consultation in line with the SEA Regulations. Comments on the draft HNP and the SEA will be taken into account in the preparation of the final HNP for submission to West Oxfordshire District Council who will check the HNP for legal soundness and then appoint an independent examiner. Following examination, the referendum vote, and upon adoption of the HNP, there will be an Environmental Adoption Statement published in line with the SEA Regulations.

Any comments on this SEA Report should be sent to:

Hailey Neighbourhood Plan email account:  
[haileyneighbourhoodplan@gmail.com](mailto:haileyneighbourhoodplan@gmail.com)

or postal address:  
Hailey Neighbourhood Plan  
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## 1.0 INTRODUCTION

### Strategic Environmental Assessment (SEA)

- 1.1 Strategic Environmental Assessment (SEA) is a European Union (EU) requirement implemented in the UK through the SEA Regulations (2004)<sup>2</sup>. SEA is a systematic process that seeks to provide a high level of protection of the environment, and to contribute to promoting sustainable development by integrating environmental considerations into the process of preparing certain plans and programmes.
- 1.2 Sustainability Appraisal (SA) is a systematic process that must be carried out during the preparation of a Local Plan as required by UK planning legislation and the National Planning Policy Framework<sup>3</sup>. The purpose of SA is to promote sustainable development through assessing the extent to which an emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives<sup>4</sup>. Local Plans must also be subject to Strategic Environmental Assessment (SEA) and Government advises that an integrated approach is taken so that the SA process incorporates the requirements for SEA – and to the same level of detail.
- 1.3 SEA (and SA) is an iterative and ongoing process that informs the preparation of draft planning documents. The scope of the assessment is determined through establishing the characterisation of the area, and investigating issues and objectives relevant to the Plan Area, helping to make the SEA process proportionate and relevant. Likely significant effects are identified and assessed for the emerging elements of the draft plan and judged against reasonable alternatives. Mitigation measures are suggested for any significant negative effects identified. The role of SEA is to inform the plan-maker; the SEA findings do not form the sole basis for decision-making – this is informed also by other studies and feedback comments from consultation.
- 1.4 There is a tiering of assessment processes that aligns with the hierarchy of plans – from international, national and through to local. This tiering is acknowledged by the NPPF (2012) in paragraph 167 that states that “Assessments should be proportionate and should not repeat policy assessment that has already been undertaken.” At each stage of plan preparation and consultation, the accompanying SEA (or SA incorporating SEA) is also published; comments received are taken into account and considered at the next stage of plan-making and assessment. It may be noted that an Environmental Impact Assessment (EIA) is applied to individual projects that are likely to have significant environmental effects and in accordance with the EIA Regulations (2011). The findings of the SEA process can help set the scope for the lower tier project level EIA process

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<sup>2</sup> <http://www.legislation.gov.uk/uksi/2004/1633/contents/made>

<sup>3</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>4</sup> DCLG (2015) National Planning Practice Guidance - Strategic Environmental Assessment and Sustainability Appraisal <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

- 1.5 There is no legal requirement for a Neighbourhood Plan (NP)<sup>5</sup> to have a Sustainability Appraisal (incorporating SEA) as they are unlikely to have significant effects since they must be in conformity with higher level plans – in this case, the West Oxfordshire Local Plan. However, a qualifying body must demonstrate how its plan will contribute to achieving to sustainable development.
- 1.6 Government advises that in some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental effects, it may require an SEA since the Localism Act 2011 requires neighbourhood plans to comply with EU legislation. This is determined through a SEA Screening<sup>6</sup> process. The West Oxfordshire District Council as the responsible authority under the SEA Regulations undertook an SEA Screening Opinion (March 2018) of the draft Hailey Neighbourhood Plan (HNP)<sup>7</sup>. This was sent for formal consultation with the statutory environmental bodies (Environment Agency, Historic England, Natural England) during March – April 2018.
- 1.7 It was determined that the HNP falls within the scope of the SEA Regulations as it includes Policies that allocate housing development and which have not been subject to previous SA/SEA during the preparation of the new Local Plan. It was considered that only a limited SEA was needed to address the proposed site allocations, taking into account the stage of the new Local Plan that is now close to adoption.

### **The West Oxfordshire Local Plan (2011-2031)**

- 1.8 West Oxfordshire District Council (WODC) is preparing a new Local Plan (2011-2031) that will shape development and manage land in the West Oxfordshire District area. In support of the Local Plan the Council is also intending to prepare a new Area Action Plan (AAP) for the Oxfordshire Cotswolds Garden Village north of the A40 near Eynsham. Along with Neighbourhood Plans prepared by Town or Parish Councils, the Local Plan and AAP will comprise the statutory development plan for determining planning applications in West Oxfordshire District. Six Supplementary Planning Documents (SPDs) will also be prepared to complement the new Local Plan – West Eynsham Development Framework, North Witney Development Framework, East Witney Development Framework, East Chipping Norton Development Framework, Developer Contributions and Green Infrastructure. SPDs are material planning considerations but do not comprise part of the statutory development plan.
- 1.9 The overarching development plan document for the West Oxfordshire District area is the new Local Plan that has been subject to independent examination<sup>8</sup> and is at a late stage of preparation. The Further Main Modifications (February 2018)<sup>9</sup> arising from updated evidence, discussions at

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<sup>5</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#strategic-environmental-assessment-requirements-for-neighbourhood-plans>

<sup>6</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal>

<sup>7</sup> SEA Screening Report (March 2018) Enfusion for WODC

<sup>8</sup> <http://www.westoxon.gov.uk/localplan2031>

<sup>9</sup> <http://www.westoxon.gov.uk/media/1739281/composite-local-plan-with-further-main-modifications.pdf>

the examination hearings, and the Inspector's letter to the Council of 16 January 2018, have been published for public consultation from 22 February to 9 April 2018. The Inspector's letter<sup>10</sup> to the Council in January 2018 indicated the modified plan is likely to be capable of being found legally compliant and sound. Thus, whilst the examination is not yet concluded, some considerable weight may be applied to the published Further Main Modifications and an anticipated adoption of the Plan within the next few months.

- 1.10 The West Oxfordshire Local Plan comprises a Vision and 18 Core Objectives categorised under five themes: market towns & villages; meeting housing needs; economy; sustainable communities; environment & climate change. The overall Strategy sets out how the Vision and Objectives will be achieved, including a hierarchy of Main Service Centres, Rural Service Centres & Villages, with Policy H1 making provision for at least 15,590 homes allocated according to five identified Sub-Areas (Witney, Carterton, Chipping Norton, Eynsham-Woodstock and Burford - Charlbury). The Plan further includes Policies relating to use of natural resources, high quality design, supporting infrastructure, housing, economic growth, transport & movement, environmental and heritage assets, local level strategies for the Sub-Areas, and delivery and monitoring.
- 1.11 The Hailey Neighbourhood Plan (HNP) is located in the Witney Sub-Area (as defined by the new Local Plan) that has an anticipated housing delivery of 4,702 new homes in the period 2011 - 2031, the majority being located at Witney as the District's largest and most sustainable settlement. Of particular relevance to the HNP are the Local Plan Policies OS2 Locating Development in the Right Places, H2 Housing, and WIT2 North Witney Strategic Development Area (SDA) the latter of which allocates about 1,400 new homes in the plan period. The North Witney SDA adjoins the existing urban area of Witney and thus relates more closely to the market town than the rural villages such as Hailey, although the SDA area does fall entirely within the Parish boundary of the village. Policy WIT2 sets out development requirements including a masterplan to be agreed, supporting transport infrastructure, a new primary school, and various design and environmental protection and enhancement.
- 1.12 At each stage of the Local Plan preparation, examination and consultation, the relevant SA/SEA has been undertaken and reported. The stages of the West Oxfordshire Local Plan preparation and accompanying SA/SEA reports, together with formal and public consultation periods, are summarised in the following table:

**Table 1.1: Chronology of WODC Local Plan Preparation, Accompanying SA/SEA, and Consultation**

WODC Local Plan Document	SA/SEA Document
Proposed Submission Local Plan 2031 27 March – 8 May 2015	SA Submission Report (Feb 2015) [Examination refs CD2 & CD2a] 27 March – 8 May 2015

<sup>10</sup> <http://www.westoxon.gov.uk/media/1724631/IN-029-Inspector%E2%80%99s-Letter-to-the-Council-of-16118.pdf>

Local Plan 2031 Submitted to Planning Inspectorate on 14 July 2015 for independent examination	SA Report (Feb 2015) submitted as supporting evidence to accompany the submission Local Plan 2031
Examination Part 1 (dealing with strategic matters, including duty to cooperate, housing & employment requirements) 23 – 26 November 2015	Representations were also made on the SA at the Hearings
Suspension of Local Plan Examination in January 2016 to allow the Council to undertake further work in response to the Inspector's Preliminary Findings (December 2015)	
Proposed Main Modifications to Submitted Local Plan  November-December 2016	SA Addendum Report October 2016 [Examination refs CD10 & CD10a] Public consultation November – December 2016
Proposed Main Modifications submitted to Planning Inspectorate 10 March 2017	
Examination Stage 2 Hearings 9-18 May 2017	
Examination Stage 3 Hearings 11-20 July 2017	
Initially proposed Further Main Modifications to Inspector September 2017	
Additional landscape & heritage studies Consultation 22 November-20 December 2017	SA Further Addendum Report October 2017 Consultation 22 November-20 December 2017
Inspector's Letter 16 Jan 2018 Further Main Modifications (FMMs) February 2018	SA of Further Main Modifications (Further SA Addendum Report) February 2018
Consultation 22 February-11 April 2018	Consultation 22 February-11 April 2018
Inspector's Final Report	
Local Plan adopted	SA/SEA Adoption Statement

- 1.13 Thus, the WODC Local Plan to date has been subject to SA/SEA and consultation in an iterative and ongoing way. This includes the development of the key Policies particularly relevant to the Hailey NP – Policy OS2, H2, and WIT2.

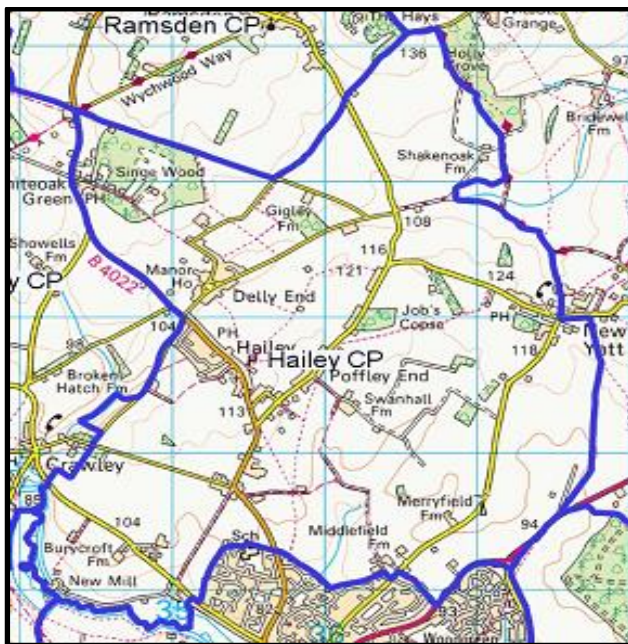
### **The Hailey Neighbourhood Plan (HNP)**

- 1.14 The neighbourhood planning system was introduced by the Localism Act (2011) to give communities direct power to develop a shared vision and shape the development of their local area. A Neighbourhood Plan attains the same legal status as the Local Plan once it has been approved at referendum – and thus becomes part of the statutory development plan. Applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. A Neighbourhood Plan must be in general conformity with the strategic policies

of the development plan in force if it is to meet with the basic conditions as set out in the Town & Country Planning Act (1990)<sup>11</sup>.

- 1.15 The Hailey Neighbourhood Plan (HNP) area covers the Parish of Hailey and was designated by the West Oxfordshire District Council on 2 December 2015<sup>12</sup>. WODC is the responsible authority for the HNP in accordance with the SEA Regulations. Hailey Parish Council is the qualifying body, as defined by the Localism Act (2011), and responsible for the development of the Neighbourhood Plan. 'Hailey' and 'the village' means the Parish of Hailey which includes Hailey, Delly End, Poffley End, New Yatt, Foxburrow, Pitts Lane and White Oak Green. The location of the HNP area is as follows:

**Figure 1.2: Location of Hailey Neighbourhood Plan Area**



- 1.16 The preparation of the HNP has been ongoing and iterative since 2015, including support from the West Oxfordshire District Council (WODC), with formal designation of the HNP area following the Parish boundary on 2 December 2015. The HNP steering group has consulted with the local communities, identified the issues, developed a Vision and Objectives, considered options, and drafted the NP with a six-week Regulation 14 consultation on the Plan between 30 October and 11 December 2017.
- 1.17 Representations were taken into account in preparing the final draft Plan (February 2018) that will be submitted for formal submission to WODC. The District Council will undertake a second consultation and then present the Plan to an independent planning expert for examination into its soundness and conformity with national and local planning policy.

<sup>11</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#preparing-a-neighbourhood-plan-or-order>

<sup>12</sup> <http://www.westoxon.gov.uk/residents/communities/community-planning/neighbourhood-planning/current-neighbourhood-plans/>



1.18 The HNP comprises an introduction outlining the NP process, followed by a section describing the national and local planning contexts, including the current status of the WODC Local Plan. The NP seeks to meet the needs, priorities and views of the community by providing a framework for new development in the HNP area that is appropriate, proportionate and aligns with the wishes of the residents. The HNP sets six goals, each clarified with 2-4 Objectives, as follows:

**Table 1.2: HNP Goals & Objectives**

Goal	Objective
To provide existing and future residents with the opportunity to live in good quality housing in a pleasant environment	<ul style="list-style-type: none"> <li>• Ensure that new housing is sympathetic to the character of the HNP Area (particularly within the Hailey Conservation Area). It should respect the form, setting and scale of the adjoining and surrounding buildings.</li> <li>• Provide a limited number of new houses to meet local needs, including a greater range of affordable housing.</li> <li>• Provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home.</li> <li>• In order to maintain the rural and distinctive character of the villages any new developments within the rural villages should be small scale with developments being up to around 15 homes per site.</li> <li>• Aspirationally – to give preferential access to some new homes for people with a strong local connection.</li> </ul>
To seek opportunities for landscape, recreational and ecological gain whilst minimising the environmental impact of new development.	<ul style="list-style-type: none"> <li>• Protect and enhance the Hailey Conservation Area.</li> <li>• Protect and enhance the villages' open spaces.</li> <li>• Protect and enhance the landscape and views.</li> <li>• Ensure that development should conserve the natural environment and where possible enhance it. This includes local green infrastructure, designation of Local Green Spaces and biodiversity.</li> </ul>
To reduce the need for travel by car and shorten the length and duration of journeys.	<ul style="list-style-type: none"> <li>• Ensure that new development is well connected to Witney and community facilities both within the HNP Area and Witney, especially by public transport, walking and cycling paths, and that existing routes are improved.</li> <li>• Position new development so that current problems with congestion, parking and road safety are not exacerbated and ideally improved.</li> <li>• Enhance existing footpaths to facilitate easy links between developments and the centre of Hailey.</li> <li>• Reduce speeding of vehicles through the villages.</li> </ul>
To enhance the prospects for local employment	<ul style="list-style-type: none"> <li>• Consult with local employers on future employment opportunities in the Area.</li> <li>• Encourage and support home working.</li> <li>• Provide local affordable housing for employees and key workers who work within the NP Area.</li> </ul>
To maintain the character and	<ul style="list-style-type: none"> <li>• Maintain the separate identity of Foxburrow, Hailey, Poffley End and Delly End.</li> </ul>

Goal	Objective
vitality of the villages.	<ul style="list-style-type: none"> <li>Integrate new housing into the villages such that today's rural look and feel is maintained.</li> <li>Provide a balanced mix of house types to meet a range of needs, including younger people, to help ensure the continued vitality of the villages.</li> </ul>
Develop, maintain or improve the health, social and cultural and wellbeing of people living, working or visiting Hailey.	<ul style="list-style-type: none"> <li>Ensure that new development provides additional community and recreational facilities as well as sustaining and developing existing facilities.</li> <li>Seek to secure high quality design and a good standard of amenities for all existing and future residents.</li> <li>Take account of and support local strategies to improve health, social and cultural wellbeing for all residents.</li> <li>Deliver sufficient community and cultural facilities and services to meet local needs</li> </ul>

1.19 Section 4 of the HNP describes the area and provides a characterisation. It explains that the background evidence supporting the Plan was derived from a series of public consultations as well as published sources, including those from WODC and Oxfordshire County Council. Further Sections 5-11 describes the issues and evidence, key WODC policy context and proposed NP Policies according to themes, as follows:

- **Section 5 Housing:** H1 Number of New Homes; H2 Scale of New Development (with site allocations – Land opposite The Hollies New Yatt, Land adjacent to Hailey Rugby Club, Windfalls sites; H3 Infill; H4 Tenancy Mix; H5 Affordable Housing
- **Section 6 North Witney:** [for information only – summary of North Witney SDA Policy WIT2 in the WODC Local Plan]
- **Section 7 Education:** ED1 Hailey CE Primary Schools as a Community Facility; ED2 Traffic & Parking
- **Section 8 Transport:** T1 Traffic Calming at Delly End Crossroads; T2 School Crossing; T3 Traffic Calming at Foxburrow; T4 Reservation of land for further extension of the Northern Distributor Road; t5 Upgrading of Footpaths 11 & 30; T6 Upgrading of Footpaths 29, 30, 12 & 13; T7 Upgrading of Footpath 4 & 6; T8 New Footpath alongside Northern Distributor Road; T9 New Footpath connecting Witney & New Yatt.
- **Section 9 Local Economy & Employment:**
- **Section 10 Community & Recreational Facilities:** C1 Community Facilities;
- **Section 11 Environment:** E1 Hailey Conservation Area; E2 Trees; E3 Local Green Space; E4 Landscaped Buffer Strip; E5 Buffer Zones; E6 Dark Night Skies

1.20 The HNP is completed by eleven appendices including the members of the HNP Steering Group, data sources and references, residents' responses to the HNP Questionnaire, maps of site allocations and other key information. Appendix K details the approach taken to identifying potential site options and the assessment method utilised. It also includes a table that outlines the reasons for selection or rejection of site options, including the reasoning that identifies the 3 sites (one with outline planning permission) that are judged to



be available, achievable and suitable – and thus included as allocated sites in HNP Policy H2. The HNP is further supported by the Hailey Infrastructure Development Plan (June 2017<sup>13</sup>) that aligns with the WODC IDP and will be regularly updated as more information becomes available.

### SEA Screening & Scoping

- 1.21 In order to decide whether a draft NP might have significant environmental effects, it must be screened at an early stage according to the requirements set out in regulation 9 of the SEA Regulations. This includes a requirement to consult with the SEA consultation bodies (in England - Environment Agency, Historic England, Natural England); each body is able to advise on particular topics relevant to its specific area of expertise and responsibility.
- 1.22 The National Planning Policy Framework (NPPF) and Planning Guidance (NPPG) advise that a Neighbourhood Plan:
- would need SEA “...in limited circumstances...”
  - should be screened early
  - screening should consult with the consultation bodies
  - if ‘screened out’, should have a ‘statement of reasons’ prepared
- 1.23 Whether a Neighbourhood Plan proposal requires an SEA, and (if so) the level of detail needed, will depend on what is proposed. Government guidance advises that an SEA may be required, for example, where:
- a neighbourhood plan allocates sites for development
  - the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
  - the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.
- 1.24 Government planning guidance further advises that before deciding whether significant environmental effects are likely, the local planning authority should take into account the criteria specified in Schedule 1<sup>14</sup> to the SEA Regulations (2004) and consult the statutory environmental consultation bodies. Schedule 1 sets out the criteria for determining likely significant effects on the environment taking into account the characteristics of plans and the characteristics of the effects and the area likely to be affected.
- 1.25 At the time of writing, the new WOLP has been independently examined, modifications proposed and consulted upon, and the Inspector is considering the comments made on the most recent consultation to the Further Main Modifications (FMMs) that finished on 9 April 2018. The Inspector's letter<sup>15</sup> to the Council in January 2018 indicated the modified plan is likely to be

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<sup>13</sup> <https://haileywestoxon.org/wp-content/uploads/2017/09/Hailey-Infrastructure-Plan-table-Jun-2017.pdf>

<sup>14</sup> <http://www.legislation.gov.uk/uksi/2004/1633/schedule/1/made>

<sup>15</sup> <http://www.westoxon.gov.uk/media/1724631/IN-029-Inspector%E2%80%99s-Letter-to-the-Council-of-16118.pdf>

capable of being found legally compliant and sound. Thus, whilst the examination is not yet concluded, some considerable weight may be applied to its Policies in considering the effects of the HNP with an anticipated adoption of the Plan within the next few months.

- 1.26 The District Council undertook an SEA screening assessment for the Hailey Neighbourhood Plan, carried out by SA/SEA specialists Enfusion Ltd on behalf of the Council. It was considered that for the Hailey Neighbourhood Plan there is some uncertainty regarding the likelihood of significant environmental effects that has not been explicitly tested through the SEA process, and thus it does require a Strategic Environmental Assessment (SEA) – but only a limited SEA to address the proposed site allocations within the HNP. This decision was made for the following key reasons:
1. The Hailey Neighbourhood Plan allocates sites for development
  2. The Hailey Neighbourhood Plan Area includes nationally and locally important biodiversity and cultural heritage
  3. There is some uncertainty about the likely significant environmental effects since the site allocations have not already been considered and dealt with through the Sustainability Appraisal of the Local Plan.
- 1.27 The statutory consultees responded to the SEA Screening Opinion that, in so far as their strategic environmental interests are concerned, there are unlikely to be significant environmental effects from the proposed plan. NE confirmed that the proposals in the HNP will not have significant effects on sensitive sites that NE has a statutory duty to protect. NE is not aware of any significant populations of protected species that are likely to be affected; they advised that local landscape and biodiversity receptors should be considered. EA confirmed that there are no areas of fluvial flood risk or Source Protection Zones for groundwater affected by the HNP area and therefore, no significant environmental effects relating to the proposed site allocations. HE noted that the HNP proposes two housing site allocations. HE commented that neither would be likely to affect the significance or special interest of a designated heritage asset but they may have an impact on locally important buildings or archaeology.
- 1.28 The SA/SEA of the WOLP has been subject to the statutory scoping consultation with the environmental bodies. As the HNP must be in conformity with the WOLP, the SEA of the HNP must be in conformity with the SA/SEA of the overarching Local Plan. As this initial stage of the SEA process has been completed for the WOLP, there is no need to repeat it for the SEA of the HNP. This was explained in the formal SEA screening consultation with EA, HE, and NE that also advised the proposed scope of the SEA to take into account the progress with the SA/SEA of the WOLP.

## Consultation

- 1.29 The emerging drafts of the new Local Plan and its SA/SEA have been subject to statutory and wider public consultation as previously described and as shown in Table 1.1. The drafts of the HNP have been subject to consultation. The HNP SEA Screening & Scoping Report was sent to the environmental bodies in March-April 2018 – Environment Agency, Historic England & Natural England – in accordance with statutory requirement for a 5 weeks period.
- 1.31 This Environmental Report is being sent to the environmental bodies and also made available on the Hailey Parish Council's website for 5 weeks to accompany the draft HNP on Regulation 14 consultation. Any comments received on the SEA will be considered when preparing the HNP for Pre-Submission and its accompanying Environmental Report.
- 1.32 The next stage of plan-making depends on the findings of the SEA, the scale and the nature of any comments received on the draft HNP and its accompanying SEA Report. If substantive recommendations are made by the SEA; and/or comments are received that require significant changes to the HNP, these would need to be screened through SEA for their significance, and it is likely that the draft HNP would be subject to a revised Regulation 14 consultation. If recommendations and comments are minimal, they will be recorded and at the very least incorporated into a note to accompany the submission of the HNP to the independent examiner.

## This Environmental Report

- 1.33 This SEA has been carried out in consideration of extant Government guidance<sup>16</sup>, good practice and pragmatism, taking into account proportionality - the status of the Neighbourhood Plan within the Local Plan hierarchy of documents and the tiering of assessment processes. This SEA has been undertaken in accordance with requirements of the SEA Regulations and this Environmental Report is considered to be part of the wider SA/SEA process for the emerging new Local Plan and associated documents.
- 1.34 Following this introductory section, the approach taken and methods used is outlined in Section 2, including the consideration of alternatives. The environmental characterisation is described in Section 3. The findings of the assessment are presented and discussed in Section 4. Monitoring proposals are indicated in Section 5, together with a summary conclusion and next steps. Appendix I signposts how the requirements of the SEA Regulations have been met, and in accordance with government guidance<sup>17</sup>. This SEA and Environmental Report have been prepared by independent SA/SEA specialists Enfusion Ltd <http://www.enfusion.co.uk/> on behalf of the Hailey Parish Council.

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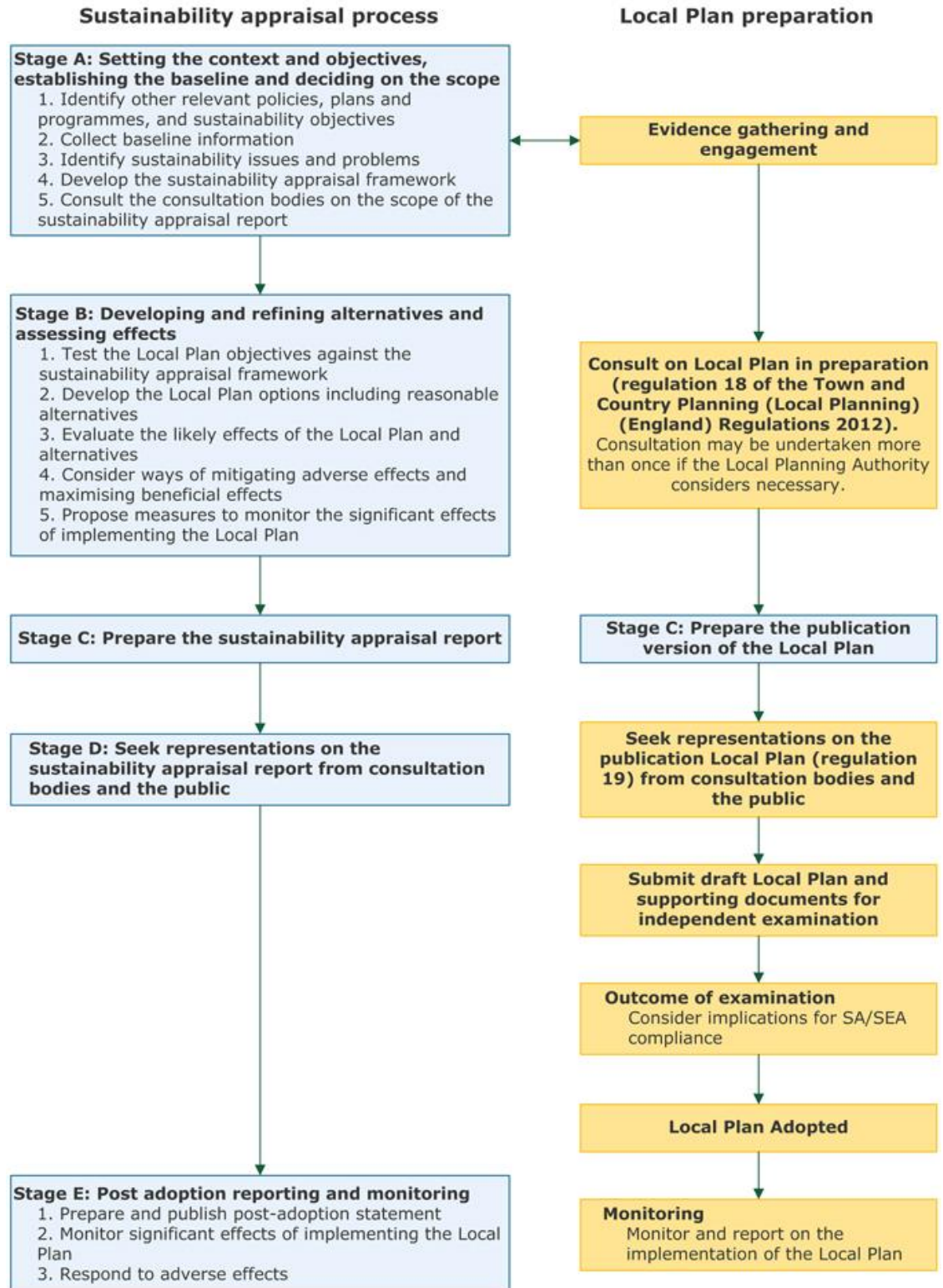
<sup>16</sup> <https://www.gov.uk/guidance/strategic-environmental-assessment-and-sustainability-appraisal#sustainability-appraisal-requirements-for-local-plans>

<sup>17</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/580073/Strategic\\_Environmental\\_Assessment\\_Regulations\\_requirements\\_checklist.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/580073/Strategic_Environmental_Assessment_Regulations_requirements_checklist.pdf)

## 2.0 METHODS

### Introduction & the SEA Process

Figure 2.1: SA/SEA and Local Plan Processes



- 2.1 National Planning Practice Guidance<sup>18</sup> sets out the key stages and tasks for SA and their inter-relationships with plan-making stages and tasks – as set out in the diagram previously. This diagram incorporates the requirements for SEA and retains the same SEA stages as described in the UK SEA Guidance. SA/SEA is mandatory in England for Local Plans. For Neighbourhood Plans, there is an earlier stage to screen the NP for likely significant effects and as described previously in Section 1 of this Report.
- 2.2 Stage A of the SEA process identifies the scope and level of detail of the information to be included in the Environmental Report. It sets out the context, objectives and approach of the assessment; and identifies relevant environmental issues and objectives. An SA/SEA scoping for the WOLP was undertaken and subject to statutory scoping consultation initially in 2007, 2009 and 2014; iteratively updated throughout the plan-making and assessment processes to date. This SEA for the HNP draws upon the SA/SEA scoping for the WOLP utilising those elements that are relevant to the HNP and ensuring that this SEA is proportionate. This proposed approach to the SEA was explained during the SEA Screening consultation.
- 2.3 Stage B of the SEA process comprises the assessment of effects, including of any reasonable alternatives to the proposals in the draft plan; ways of mitigating adverse effects and maximising beneficial effects are considered, and monitoring measures proposed. Stage C of the SEA process includes the preparation of the Environmental Report that must include certain information. Stage D considers representations made on the Environmental Report from the consultation bodies and the public. After examination and upon adoption of the plan (the NP is made), SEA Stage E includes the preparation of the post-adoption statement.
- 2.4 It is important to note that SEA is an iterative and on-going process. Government advises a pragmatic approach to SA/SEA for plan-making and suggests that the evidence base can be used for both processes. This Environmental Report (April 2018) is Stage C in the SEA process and includes reporting on SEA Stages A & B.

### **Scoping & the SEA Framework**

- 2.5 The initial SA/SEA Scoping Report for the SA of the emerging WOLP was published for statutory and public consultation. Comments received were taken into account, and a revised Scoping Report was then published in 2008 and updated in 2009, 2012 & 2014<sup>19</sup>. The SEA of the draft HNP uses the SA/SEA Framework of Objectives (SA Report, 2014) that has been applied to the emerging WODC Local Plan documents. The SEA Framework of Objectives for the Neighbourhood Plan considers all the SA Objectives are relevant to an SEA and for environmental topics as listed in Schedule 2 (6) Regulation 12(3) of the SEA Regulations, as follows:

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<sup>18</sup> <http://planningguidance.communities.gov.uk/blog/guidance/strategic-environmental-assessment-and-sustainability-appraisal/sustainability-appraisal-requirements-for-local-plans/>

<sup>19</sup> <http://www.westoxon.gov.uk/media/1577287/document-library-live-local-plan-examination-.pdf>



**Table 2.1: SEA Framework<sup>20</sup>**

<b>WODC Local Plan Headline Sustainability Objective</b>	<b>Sub-objective (Does the plan or proposal...?)</b>
17. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	<ul style="list-style-type: none"> <li>• Seek to increase affordable housing provision</li> <li>• Provide high quality sustainably constructed housing</li> <li>• Provide a mix of housing to meet the current and future needs of the community</li> </ul>
18. Improve health and well-being and reduce inequalities	<ul style="list-style-type: none"> <li>• Protect human health</li> <li>• Support healthy and active lifestyles</li> <li>• Improve accessibility to the countryside</li> <li>• Improve access to healthcare and other services, particularly in rural areas</li> </ul>
19. Promote thriving and inclusive communities	<ul style="list-style-type: none"> <li>• Tackle social exclusion wherever it exists</li> <li>• Maintain or increase the vitality of town and village centres and communities</li> <li>• Provide opportunities for cultural, leisure and recreational activity</li> </ul>
20. Improve education and training	<ul style="list-style-type: none"> <li>• Seek to provide infrastructure to improve education and skills</li> </ul>
21. Maintain a low level of crime and fear of crime	<ul style="list-style-type: none"> <li>• Seek to ensure safe and supportive communities</li> </ul>
22. Improve accessibility to all services and facilities	<ul style="list-style-type: none"> <li>• Reduce the need to travel</li> <li>• Improve accessibility by public transport, walking and cycling access</li> <li>• Maintain and improve accessibility by car</li> <li>• Reduce traffic congestion</li> </ul>
23. Improve the efficiency of land use	<ul style="list-style-type: none"> <li>• Maximise the use of previously developed land provided it is not of high environmental value</li> <li>• Use land efficiently</li> </ul>
24. Reduce waste generation and disposal	<ul style="list-style-type: none"> <li>• Facilitate the reuse, recycling and recovery of waste</li> </ul>
25. Reduce air pollution and improve air quality	<ul style="list-style-type: none"> <li>• Reduce road congestion and negative impacts on air quality, to ensure all areas meet air quality objectives</li> <li>• Limit exposure to poor air quality</li> </ul>
26. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts	<ul style="list-style-type: none"> <li>• Reduce the need to travel</li> <li>• Promote the development of renewable, low-carbon, and local energy sources</li> <li>• Seek to increase the energy and water efficiency of buildings through sustainable design and construction</li> <li>• Take into account the likely impacts of climate change and use sustainable drainage solutions</li> </ul>
27. Protect and improve soil and water resources	<ul style="list-style-type: none"> <li>• Seek to maintain and improve water quality</li> <li>• Ensure that new development has the necessary water (including water efficiency, waste water and sewerage infrastructure)</li> <li>• Protect the best and most versatile agricultural land</li> <li>• Seek to bring contaminated land back into beneficial use through remediation</li> </ul>

<sup>20</sup> West Oxfordshire Local Plan Sustainability Appraisal Report (2014, 2016)

<b>WODC Local Plan Headline Sustainability Objective</b>	<b>Sub-objective (Does the plan or proposal...?)</b>
28. Reduce the risk from all sources of flooding	<ul style="list-style-type: none"> <li>• Seek to avoid development in flood risk areas</li> <li>• Take into account the potential impacts on climate change</li> <li>• Promote the use of sustainable drainage solutions</li> </ul>
29. Conserve and enhance biodiversity and geodiversity	<ul style="list-style-type: none"> <li>• Avoid loss or damage to biodiversity or geodiversity</li> <li>• Maintain or enhance areas protected or managed for nature conservation and seek to extend such areas having regard to the 'target area' approach</li> </ul>
30. Conserve and enhance landscape character and the historic environment	<ul style="list-style-type: none"> <li>• Conserve and enhance areas, sites and buildings that contribute to the natural and cultural (including archaeological and architectural) heritage of the District</li> <li>• Maintain or enhance landscape character as defined by the character assessments and appraisals</li> <li>• Promote access to and enjoyment of the District's historic environment and countryside.</li> </ul>
31. Maintain high and stable levels of employment	<ul style="list-style-type: none"> <li>• Seek to provide a range of employment opportunities appropriate to the skills of the community</li> <li>• Support vibrant market towns and a sustainable rural economy</li> </ul>
32. Promote sustainable economic growth and competitiveness	<ul style="list-style-type: none"> <li>• Support, develop and attract competitive business sectors</li> <li>• Seek to enable enterprise and innovation</li> <li>• Promote a sustainable tourism sector</li> <li>• Promote rural diversification</li> </ul>

2.6 The SEA Regulations require consideration of the objectives of other relevant Plans and Programmes (PP) during the SA/SEA scoping stage. The PP Review was undertaken and reported for the WOLP SA Scoping and updated, as needed through to 2018; it was considered that these other objectives remain relevant to the SEA of the Neighbourhood Plan.

2.7 The SEA Regulations require that the likely significant effects on the relevant aspects of the environment should be assessed and reported. The characteristics of the plan area should be described, including the likely evolution without the plan. Government advises a pragmatic approach to the collation, analysis and reporting of this baseline information - and much of it is shared between the plan-making and SA/SEA processes. The baseline characteristics were identified, and consulted upon, in the SA/SEA scoping, and then updated as needed through to 2018. Issues for sustainable development were identified and contributed to the preparation of the SA Framework of Objectives.

### **Assessing the Hailey Neighbourhood Plan (HNP)**

2.8 As explained previously, this SEA is part of an assessment tier that correlates with the hierarchy of plan-making and, in line with Government guidance, is

proportionate to the stage of plan-making and assessment. The Neighbourhood Plan must be in conformity with the higher level Local Plan that must be subject to SA/SEA.

- 2.9 Therefore, the same SEA Framework of Objectives (Table 2.1) was used for the assessment of the draft Neighbourhood Plan and to demonstrate conformity with the higher-level SA/SEAs. This assessment used the SA/SEA and WOLP evidence baseline information<sup>21</sup>, and the preparation of the HNP itself. This formed the basis for testing the emerging elements of the draft Neighbourhood Plan against the SEA Objectives, together with professional judgment.
- 2.10 In compliance with the SEA Regulations, the assessment considered the likely significant effects, including short, medium and long term, permanent, and temporary, positive and negative, secondary, cumulative and synergistic, wherever possible and relevant. Any gaps or difficulties were also reported. The assessment recognised levels of significance in the same way as the SA/SEA of the higher-level WOLP and as shown in the following table:

**Table 2.2: Categories of Significance**

Categories of Significance		
Symbol	Meaning	Sustainability Effect
- -	Major Negative	Problematical because of known sustainability issues; mitigation likely to be difficult and/or expensive
-	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem
?	Uncertain	Uncertain or Unknown Effects
0	Neutral	Neutral effect

- 2.11 The SEA considered the likely significant effects of the implementation of the Hailey Neighbourhood Plan on the sustainability objectives for the Plan area. The SEA Objectives were grouped by themes so that the assessment could focus on the key aspects, as follows:

- Biodiversity & Geodiversity
- Communities & Accessibility; Human Health
- Water, Air & Climatic Factors
- Cultural Heritage
- Landscape
- Material Assets & Natural Resources

<sup>21</sup><http://www.westoxon.gov.uk/localplan2031>



- 2.12 The Goals, Objectives, Site Allocations and the draft HNP Policies were assessed. Many of the issues and aspects of the draft Neighbourhood Plan are inter-related and the assessment sought to focus on the key matters, avoid duplication, and retain the readability of the report. For each environmental theme, the relevant SEA Objectives are recorded and a narrative provided describing any significant effects identified, the potential for mitigation of any significant adverse effects, and any suggestions for enhancing beneficial effects.

### **Consideration of Alternatives**

- 2.13 The EU SEA Directive requires assessment of the likely significant effects of implementing the plan and “reasonable alternatives” taking into account “the objectives and geographical scope” of the plan and the reasons for selecting alternatives should be outlined in the Report. The Directive does not specifically define the term “reasonable alternative”; however, UK SA/SEA guidance advises that it should be taken to mean “realistic and relevant” i.e. deliverable and within the timescale of the plan. This is confirmed by the NPPF (paragraph 167) that requires that assessments should be proportionate to the level and scope of decision-making.
- 2.14 The Hailey Neighbourhood Plan is limited in the extent that alternatives can be considered since it must be in general conformity with the WOLP. However, during the research period for preparing the HNP, the NP team made a call for sites, focussing on infill and edge locations throughout the villages<sup>22</sup>. Detailed consideration was given to site option suitability, availability and achievability by 2031 – and as defined in Appendix K of the HNP.
- 2.15 These studies identified site options as suitable and deliverable ie reasonable alternatives, as follows:
- FOX03 Adjacent to Rugby Club – for approximately 15 dwellings
  - HLY08 South of Giernalls Road – outline planning permission for 9 dwellings granted
  - NYT02 Opposite The Hollies, New Yatt Lane

The other site options were not considered to be reasonable alternatives as they were not available, not deliverable, or not suitable as they are inside the Conservation Area and/or could cause harm to the character and settings of the villages and hamlets in the HNP area.

- 2.16 The SEA Regulations require consideration of the do nothing or “business as usual” scenario. The Do-Nothing Scenario is not a reasonable alternative for the WOLP as the Plan must provide for the objectively assessed development need for the area. Wherever possible and relevant, the SEA sought to consider the effects of doing nothing in the assessment of plan options and the implementation of the HNP.

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<sup>22</sup> Draft HNP (February 2018) Appendix K Site Assessment and Selection

## 3.0 ENVIRONMENTAL CONTEXT, OBJECTIVES & BASELINE CHARACTERISTICS

### Review of Plans and Programmes (PPs)

- 3.1 In order to establish a clear scope for the SEA, it is a requirement of the SEA Regulations to review and develop an understanding of the wider range of plans and programmes that are relevant to the Plan. The Hailey Neighbourhood Plan has been prepared to be in conformity with the emerging West Oxfordshire Local Plan which was also subject to SA/SEA and relevant PPs have already been addressed in the higher-level plan and its SA/SEA.

### Baseline Conditions & Likely Evolution without the NP

- 3.2 The SEA Regulations require the collation of baseline information to provide a background to, and evidence base for, identifying sustainability problems and opportunities in the Plan area. This then provides the basis for predicting and monitoring effects of the Plan. The aim is to collect only relevant and sufficient data on the present and future state of the Plan area to allow the potential effects of the HNP to be adequately predicted. The HNP baseline characterisation has been prepared drawing upon published sources such as Defra Magic Mapping, ONS, the evidence for the WOLP, and information collated for the preparation of the HNP.

### Biodiversity & Geodiversity

- 3.3 The Hailey Neighbourhood Plan area does not contain any internationally designated biodiversity sites. There are no nationally designated biodiversity sites in the Plan area, with the nearest nationally designated site approx. 1.5km to the north of the plan area<sup>23</sup>. There are Priority Habitat areas in the plan area, and this is predominantly Deciduous Woodland Priority Habitat<sup>24</sup>.
- 3.4 There are two local nature designations in the surrounding area which are designated for conservation: the Upper Windrush Conservation Target Area and the Wychwood and Upper Evenlode Conservation Target Area. The habitat in the NP area includes woodlands, dense hedgerows and minor valleys and streams<sup>25</sup>. Overall, there are no significant biodiversity constraints for the HNP area; however, the rural nature means there are some existing habitats that will have local biodiversity value. There are no sites designated for their geological value in the plan area either.
- 3.5 Without the Local Plan and Neighbourhood Plan new development could be inappropriately located such that it results in a net loss or harm for local biodiversity, or new development will not achieve appropriate enhancement and benefits for biodiversity, specifically for the highlighted Conservation Targets Area.

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<sup>23</sup> Defra (2018) Magic Map

<sup>24</sup> Ibid.

<sup>25</sup> Oxfordshire Wildlife & Landscape Study (Online at: <http://owls.oxfordshire.gov.uk/wps/wcm/connect/occ/OWLS/Home/>)

### **Communities & Accessibility; Human Health**

- 3.6 The plan area has a population of 1,210 residents as of 2011<sup>26</sup>. The population demographics for Hailey show that there is an ageing population, with almost 35% of residents over the age of 65, significantly higher than the national average of 16%. In addition, statistics show that the number of under 15s in the Plan area is lower than the UK average<sup>27</sup>. House prices in the Plan area are higher than the UK average as a whole, and there is an absence of affordable housing for lower income households, resulting in the younger population leaving Hailey<sup>28</sup>.
- 3.7 There are a small number of existing services and facilities within the Hailey NP area, and these are mostly located in the centre of Hailey. This includes a village hall, a primary school, several pubs, allotments, and sports facilities including a rugby club. There are no health service or secondary educational facilities in the plan area, with the closest being available in Witney to the south. The primary school is a popular school, and currently proposing a potential expansion to accommodate 30 new students. In line with the North Witney strategic allocation, new services and facilities will be provided which will increase the current provision accessible by residents of Hailey.
- 3.8 Hailey has a high level of out-commuting from the plan area, with residents travelling to Witney, Oxford and London. However, almost 20% of employed residents work from home, a trend which the Neighbourhood Plan expects to increase<sup>29</sup>. Audley Travel, a travel operator, is the largest employer in the Hailey area.
- 3.9 With regards to human health, Hailey, with an ageing population, has a high number of residents who have disabilities which limit their day-to-day activities<sup>30</sup>. As noted above, there is an absence of healthcare facilities in the Plan area, although Hailey does have a care home. Residents generally have good access to public open spaces in the Plan area, as there is a range of designated green space which supports healthy lifestyles, including a recreation ground, a football club, a rugby club and a cricket club.
- 3.10 The B4022 is the main road in the Plan area, and provides access to Hailey to the south. There are several other key roads, including the A4095, however a large number of roads in the area are single roads. There are identified congestion issues within Hailey, largely associated with traffic at peak school times and on road parking leading to a restriction in flow of traffic along the B4022, and on the roads which provide access to infrastructure such as shops. The proposed extension to the school is likely to exacerbate the existing traffic issues. Furthermore, speeding within Hailey is a concern for local residents, although traffic calming measures are in place, including flashing signs for speed limits.

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<sup>26</sup> ONS (2011) Neighbourhood Statistics

<sup>27</sup> Ibid.

<sup>28</sup> Ibid.

<sup>29</sup> Ibid.

<sup>30</sup> Ibid.

- 3.11 Sustainable transport in Hailey includes bus services to Chipping Norton and Witney, with bus stops located along the B4022. Hailey has roadside footpaths available, however there are no cycle paths in the Plan area. Furthermore, a number of the smaller settlements do not have safe footpath access to Hailey, which can increase the reliance on private vehicle use. The Plan area does contain a number of public rights of way (PRoW) routes, that allow access to the countryside and promote walking.
- 3.12 Without the Local Plan or the Neighbourhood Plan, development could result in development being inappropriately located so that residents do not have access. Furthermore, development could result in increased pressure on the capacity of local services and facilities, and exacerbate existing transport and traffic issues for the plan area. Development could also exacerbate existing issues regarding a lack of affordable housing. Without a Plan, development could result in the loss of key recreational areas with associated negative effects on human health.

#### **Water, Air & Climatic Factors**

- 3.13 There is an absence of streams and rivers within the Plan area, and therefore fluvial flood risk is not an issue, with no areas of significant flood risk<sup>31</sup>. However, low level flooding can occur relating to high rainfall leading to the flooding of ditches in the local landscape - but flooding is not a significant constraint in the NP area. There is no AQMA within the Plan area<sup>32</sup>. Air quality is an identified issue for Witney, located south of the plan area, and there is a designated AQMA in Witney.

#### **Cultural Heritage**

- 3.14 Hailey includes a Conservation Area, designated in 1992<sup>33</sup>, encompassing a large proportion of the village of Hailey. The Conservation Area is characterised by the 17<sup>th</sup> and 18<sup>th</sup> century buildings, all a similar vernacular style, the surrounding farmland of the Wychwood uplands with views from the settlement to the surrounding landscape, and the presence of drystone walls in the settlement<sup>34</sup>.
- 3.15 There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields in the NP area<sup>35</sup>. However, there are 28 Listed Building designations in the plan area, all of which are Grade II listed<sup>36</sup>. The majority of these are located within the settlement of Hailey, and within the Conservation Area. The historic environment of Hailey is highly valued by local residents.
- 3.16 Without the Local Plan and the Neighbourhood Plan the Conservation Area and Listed Buildings, and their settings, could be affected adversely by the location of new development; development would be less likely to contribute to the conservation and enhancement of the historic character of the Plan area.

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<sup>31</sup> Environment Agency (2018) Flood map for Planning

<sup>32</sup> Defra (2018) AQMA Map

<sup>33</sup> West Oxfordshire District Council- Hailey Conservation Area Character Appraisal

<sup>34</sup> Ibid.

<sup>35</sup> Defra (2018) Magic Map

<sup>36</sup> Ibid.

### **Landscape**

- 3.17 There is no AONB designation within the Plan area - the Cotswolds AONB is located adjacent to the west of the HNP area<sup>37</sup>. There is no Green Belt designation in the HNP area<sup>38</sup>. Hailey is within the Cotswolds National Character Area<sup>39</sup>, which is characterised by areas of beechwood, valley pasture, rich historic environment and prevalent limestone buildings.
- 3.18 The local landscape is influenced by its rolling topography, irregular field patten, the presence of woodlands and the small dispersed settlements. However, the West Oxfordshire Landscape Assessment<sup>40</sup> characterised the local landscape of Hailey as visually exposed and sensitive to development. A landscape assessment for Hailey, undertaken in 2007, identified the sensitivity of the area to urbanisation, including the coalescence of Hailey and Witney.
- 3.19 Without the Local Plan and the Neighbourhood Plan development could be inappropriately located with regards to local landscape features. This could result in the coalescence of small settlements and potential effects on the setting of the AONB directly to the west.

### **Material Assets & Natural Resources**

- 3.20 Natural resources in the neighbourhood Plan are limited. There are no Mineral Safeguarded Areas within the Hailey Neighbourhood Plan area. There are no commercial forestry operations in the area. There is some best and most versatile agricultural land in the south of the Plan area, although this is only 3a, with no grade 1 or 2 present. Without the Local Plan and the Neighbourhood Plan, there will be no management of development, which could result in the loss of soil resources.

### **Key Environmental Issues, Problems & Opportunities**

- 3.21 The key environmental issues identified through the SA/SEA scoping process (December 2009) for appraisal of the emerging West Oxfordshire Local Plan have been updated as the SA of the Local Plan iterations have continued. These issues remain relevant and valid for the SEA of the Hailey Neighbourhood Plan. The area-specific issues identified from the baseline characterisation and relevant plan objectives are summarised below:
- Protect local biodiversity and safeguard the designated Conservation Target Areas
  - Encourage younger people to remain in the area
  - There is an ageing population within Hailey, with no healthcare facilities available within the Plan area
  - Increase provision of affordable housing to prevent younger residents leaving to access housing elsewhere
  - Ensure there is a good provision and capacity for services and facilities for the local community

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<sup>37</sup> Defra (2018) Magic Map

<sup>38</sup> Ibid.

<sup>39</sup> Natural England (2015) National Character Area Profile: Cotswolds

<sup>40</sup> Atlantic Consultants (1998) West Oxfordshire Landscape Assessment

- Reducing levels of congestion and speeding along the B4022 and around Hailey Primary School
- Improve levels of sustainable transport, and enhance the existing footpath network to provide better connectivity and allow for cycle access as well
- Ensuring the character and setting of the Conservation Area and the designated Listed Buildings are protected and conserved
- Protection of local landscape character, and preventing the coalescence of smaller settlements

## 4.0 SEA FINDINGS

### SA/SEA of West Oxfordshire Local Plan (WOLP)

- 4.1 West Oxfordshire District Council (WODC) is preparing a new Local Plan (2011-2031) that will shape development and manage land in the West Oxfordshire District area. The Local Plan has been subject to iterative and ongoing SA/SEA throughout its development, and statutory/public consultation. Although the Plan has yet to be adopted, the Inspector has indicated to the Council the likelihood of the modified Plan being found legally compliant, and therefore, adoption of the Plan is likely within the next few months. Thus, the higher level Local Plan with which the HNP must be in conformity, has been subject to SA/SEA.
- 4.2 The draft HNP has been investigated through SEA using the same SA/SEA framework and baseline evidence as that for the WOLP to demonstrate compliance with the SEA Regulations and taking into account the considerable progress made with the SA/SEA of the new WOLP.

### The HNP Goals & Objectives

- 4.3 The Goals and Objectives of the HNP are set out previously Section 2 of this report, in Table 2.1, with six Goals each supported by 2-5 Objectives. These Goals and Objectives have been derived through consultation with local residents, and will help ensure the Plan meets the needs of local communities and address any existing issues with positive effects.
- 4.4 The Goals were not found to have any negative effects for SEA Objectives. The Goals and Objectives will have long-term major positive effects for human health and community accessibility, by ensuring new housing development meets local needs and delivers a mix of types and tenures. The Goals include a specific focus on ensuring existing recreational and community facilities are safeguarded, and promote the enhancement and additional provision of facilities. The Goals and Objectives will also have positive effects through the protection of the local landscape, historic environment and local biodiversity.
- 4.5 Further positive effects were found for transport, as the Goals and Objectives will ensure sustainable transport connectivity for new development is maximised, and address existing issues with congestion and footpath access, with long-term positive effects. The enhancement of employment prospects will have positive effects. Settlement identities are also safeguarded in the Goals and Objectives, with associated positive effects.

## The HNP Policies

### **Biodiversity & Geodiversity**

*[SEA Topics: biodiversity, flora, fauna]*

#### **SEA/SA Objectives:**

13) Conserve & enhance biodiversity and geodiversity

- 4.6 The West Oxfordshire Local Plan area contains a range of biodiversity designations, including at European and National level. WOLP Policy EH2 (Biodiversity and Geodiversity) provides comprehensive protection for biodiversity and geodiversity in the Plan area. This includes specific focuses on designations, including Conservation Target Areas and Nature Improvement Areas. The Policy also requires new development to provide an overall net gain for biodiversity where possible, and this should be demonstrated using a Biodiversity Impact Assessment Calculator.
- 4.7 There are no significant biodiversity designations in the HNP area, and the local biodiversity will be protected by the WOLP Policy EH2 with no likely significant effects. HNP Policy E3, Local Green Space, will protect Local Green Space, including areas of woodland, and will have some minor positive effects for biodiversity through the protection of habitats with local biodiversity value. In addition, HNP Policy E2 (Trees) will protect local habitat with potential positive effects for local biodiversity.

### **Communities & Accessibility; Human Health**

*[SEA Topics: Population, Health, Material Assets]*

#### **SEA/SA Objectives:**

- 1) Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home
- 2) Improve health and well-being and reduce inequalities
- 3) Promote thriving and inclusive communities
- 4) Improve education and training
- 5) Maintain a low level of crime and fear of crime
- 6) Improve accessibility to services and facilities

- 4.8 The new WOLP includes a range of Policies that can affect objectives for communities, accessibility and human health, as follows:

- Policy OS4- High Quality Design
- Policy OS5- Supporting Infrastructure
- Policy T1- Sustainable Transport
- Policy T2- Highway Improvement Schemes
- Policy T3- Public Transport, Walking and Cycling
- Policy EH3- Public Realm and Green Infrastructure



- Policy EH3a- Sport, Recreation and Children's Play
- Policy E5- Local Services and Community Facilities
- Policy E6- Town Centres

- 4.9 The Policies within the new WOLP aim to promote inclusive communities, with safe and sustainable access to a range of key services and facilities, and good access to Public Open Space and recreational facilities. Overall, the SA of the WOLP found positive effects for the policies on communities and accessibility, and human health. The policies will require new development to be of good design and provide appropriate infrastructure to support communities, including services and facilities. Overall, the Policies provide strong mitigation measures that will help ensure development has positive effects for local communities and for human health.
- 4.10 The HNP seeks to ensure the local needs of the community are met, and that existing issues are addressed. HNP Policy C1 (Community Facilities), will have positive effects by ensuring new residents have access to services and facilities, and where possible enhancements are made to the existing services. The HNP acknowledges that the existing services and facilities within Hailey will not be able to accommodate growth associated with the North Witney strategic location, and therefore the NP provides a range of recommendations for new provision at North Witney that would benefit local communities, based on existing services/facilities constraints for Hailey. This includes new play area provision, burial ground provision, and new allotment provision.
- 4.11 HNP Policies T1-T9 address traffic and transport in the Plan area. Policies T5-T9 focus on the upgrading of footpaths in the Plan area. Several existing footpaths, including footpaths along the B4022, are identified for upgrading to all-weather footpaths, suitable for pedestrians, cyclists and people with disabilities. It is expected that these upgrades will be delivered as part of the North Witney development, as the existing footpaths are in the planned development area. A new footpath connecting Witney with New Yatt is also proposed. These Policies are likely to have long-term positive effects by improving access to services and facilities, and promoting walking and cycling which will have positive effects on human health.
- 4.12 Local Green Spaces are important for local communities, as they can promote more active lifestyles among residents. HNP Policy E3 protects existing designated Local Green Space designations, with positive effects on human health.

**Water, Air & Climatic Factors**

*[SEA Topics: Water, Air, Material Assets, Health, Climatic Factors]*

**SEA/SA Objectives:**

- 9) Reduce air pollution and improve air quality
- 10) Address the cause of climate change by reducing greenhouse gas emissions and be prepared for its impacts
- 11) Protect and improve soil and water resources
- 12) Reduce the risk from all sources of flooding

- 4.13 Policy EH5 (Flood Risk) in the new WOLP will ensure new development is not located in areas of flood risk using the national sequential test and promotes the use of sustainable drainage systems. The SA/SEA found positive effects. WOLP Policy EH6 (Environmental Protection) provides mitigation measures including safeguarding water resources and air quality. There is extremely limited fluvial flood risk within the Neighbourhood Plan area, although high rainfall can lead to ditches and culverts flooding. New development will have to comply with WOLP Policy EH5 in the Local Plan and therefore, no significant effects are identified. There are no identified air quality issues and with WOLP EH5, no significant effects are identified.
- 4.14 The enhancement of footpaths in HNP Policies T5-T9 will have positive effects on air quality, by encouraging walking/cycling and reducing the reliance on private vehicle use. The Plan area may also benefit from sustainable transport improvements delivered in line with the North Witney development, although this is uncertain at this stage.

**Cultural Heritage**

*[SEA Topics: Cultural Heritage, including Architectural & Archaeological Heritage]*

**SEA/SA Objectives:**

- 14) Conserve and enhance landscape character and the historic environment

- 4.15 The historic environment is protected through a number of Policies in the new WOLP, as follows:
- EH7- Historic Environment
  - EH8- Conservation Areas
  - EH9- Listed Buildings
  - EH10- Traditional Buildings
  - EH11- Historic Landscape Character
  - EH12- Registered Historic Parks and Gardens
  - EH13- Scheduled Monuments and Other Nationally Important Archaeological Remains
  - EH14- Non-Designated Heritage Assets
- 4.16 These WOLP Policies provide strong mitigation against the potential negative effects of development on heritage in West Oxfordshire and support the

enhancement and conservation of the historic environment. HNP Policy E1 (Hailey Conservation Area), will preserve and enhance the special architectural, historic and environmental character of the Hailey Conservation Area, with likely positive effects.

**Landscape**

*[SEA Topics: Landscape, Material Assets]*

**SEA/SA Objectives:**

14) Conserve and enhance landscape character and the historic environment

- 4.17 WOLP Policy EH1a (Cotswolds Area of Outstanding Natural Beauty) will conserve and enhance the designation, and will resist major development in the AONB. Policy EH1- Landscape Character provides further protection for the landscape character of the Local Plan area. The policy will ensure new development conserves and where possible enhances the local landscape. The policy highlights the specific sensitivity of noise and light pollution on tranquillity and the dark night skies for the local landscape character. Both Policies were found through the SA/SEA to have positive effects on landscape, and provide strong mitigation against the potential effects of development on landscape character.
- 4.18 There is no Green Belt or AONB designation within the Neighbourhood Plan area; however, the plan area is rural and the countryside character is highly valued by local residents. HNP Policy E4 (Landscape Buffer Strip) proposes a landscaped buffer strip of hedging and trees around 50 metres wide along both sides of Hailey Road to maintain the separation between the residential edges of Witney and Downhill Lane/Foxburrow Lane. Policy E5, Buffer Zones, proposes buffer zones at Witney/Foxburrow; Hailey/Poffley End/Rugby Club; and Delly Corner to Delly Farm. These policies will prevent development in the buffer zones, preventing coalescence of settlements, and maintain the existing green space in the Plan area – all with likely positive effects that will be cumulative in the longer-term.
- 4.19 HNP Policy E3 also protects the landscape through ensuring designated local green spaces are safeguarded from development. The landscape character is further protected through the HNP Policy E6 (Dark Night Skies) that seeks to protect the tranquillity of the local area, and will expect development to minimise light pollution, with criteria provided for the lighting design of new developments.
- 4.20 Overall the Policies within the HNP will protect the existing green spaces and landscape character of the Hailey area by promoting landscape buffers to ensure development is appropriately located to prevent the erosion of the local landscape with positive effects.

**Natural Resources: Land/Soil, Energy & Waste**

*[SEA Topics: Soil, Health, Material Assets]*

**SEA/SA Objectives:**

- 7) Improve the efficiency of land use
- 8) Reduce waste generation and disposal
- 11) Protect and improve soil and water resources

- 4.21 New WOLP Policy EH6 (Environmental Protection) addresses soil resources and waste management. The Policy resists the loss of and pollution of key soil resources, and will ensure development makes provision for the management and treatment of waste. The SA of the WOLP found that the Policy would have positive effects. WOLP Policy EH4 supports decentralised and renewable/low carbon development, with associated positive effects on energy.
- 4.22 HNP Policy H3 (Infill), will support development, with potential indirect positive effects through reducing the loss of greenfield land and associated soil resources, as will HNP Policy E3 (Local Green Spaces).

**Housing Developments: HNP Policies H1-5**

- 4.23 HNP Policy H1 Number of New Homes supports the development of approximately 33 new dwellings in the rural villages of the Plan area. Policy H2 Scale of New Development seeks to encourage small scale development around 15 dwellings per site. This will ensure affordable housing will be financially viable for developers, and avoid larger developments that are not supported by the local community.
- 4.24 HNP Policy H1 allocates 2 sites for new development – Land Opposite The Hollies (8 dwellings) & Land Adjacent to Hailey Rugby Club (15 dwellings) – with some 10 new dwellings estimated through windfall sites. A further site Land South of Giernalls Road has outline planning permission for 9 houses, although the site was considered for the HNP as capable of accommodating 15 houses. Phase 1 (200 dwellings) of the North Witney SDA has been submitted for outline planning permission.
- 4.25 Land at The Hollies, Adjacent to Hailey Rugby Club and South of Giernalls Road were the only site options investigated through the HNP preparation that were found to be suitable and deliverable – reasonable alternatives for the purposes of SEA. Therefore these 3 options were tested through SEA (as they had not been previously tested through SA/SEA as part of the new WOLP preparation) and the detailed findings are set out in Appendix II of this Environmental Report.
- 4.26 The SEA found that the proposed development sites would not result in any significant negative effects. Positive effects were found for the SEA Objectives relating to housing, health, and accessibility, with neutral effects for the

majority of the other SEA Objectives due to the avoidance of constraints and any sensitive receptors, and supported by strong mitigation measures through the new WOLP Policies. Minor negative effects for SEA Objective No 7 Efficiency of Land Use and No 11 Soils indicated for all sites through the loss of greenfield land and the soil resource. Minor negative effects for SEA Objective No 6 Accessibility (in part) for Land at The Hollies as there is limited public transport in New Yatt.

- 4.27 HNP Policy H3 Infill supports small residential developments on infill or redevelopment of brownfield sites within the rural villages subject to requirements in criteria a-e, and estimated to be around 10 new homes overall in the plan period. Policy H4 Tenancy Mix encourages provision of a significant percentage of affordable homes for renting and shared ownership; Policy H5 Affordable Housing expects provision of a minimum of 40% affordable housing for sites with over 10 dwellings. These Policies will have positive effects by promoting housing development that will help meet the particular needs of local people in the Hailey area – affordable and to enable younger people to remain in the area. Such positive effects are likely to be synergistic and cumulative in the longer-term.
- 4.28 Overall, HNP Policies H1-H5 will have long-term major positive effects for housing, by allocating sites and guiding windfall development to help meet the particular housing needs of local people.

### **SEA of Implementing the Hailey Neighbourhood Plan (HNP)**

- 4.29 The SEA Regulations require consideration of the effects of implementing a plan as a whole. For the draft HNP this comprises the Goals, Objectives and the Policies. The SEA findings for each section of the draft HNP are presented in the table, as follows:

**Table 4.1: Summary SEA Findings**

	SEA/SA Objectives															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Policies	Housing	Health and Equality	Communities	Education	Crime	Accessibility to services & facilities	Land use efficiency	Waste	Air pollution and quality	Climate Change	Soil and water resources	Flooding	Biodiversity and geodiversity	Landscape & historic environment	Employment levels	Economic Growth
H1-H5	++	+	+	0	0	+	-	0	0	0	0	0	0	0	0	0
ED1-ED2	0	+	+	++	0	+	0	0	+	0	0	0	0	0	0	0
T1-T9	0	++	++	0	0	++	0	0	+	+	0	0	0	0	0	0
C1	0	++	++	0	0	++	0	0	0	0	0	0	0	0	0	0
E1-E6	0	+	+	0	0	0	0	0	0	0	+	0	+	+	0	0

4.30 Overall, the SEA found potential major or minor positive effects for SEA Objectives on housing, human health, communities and accessibility. Minor positive effects were found for SEA Objectives on biodiversity, landscape and the historic environment for Policies E1-E6. Policies on transport were found to have positive effects on air pollution and climate change. The SEA did not find any significant negative effects for any of the Policies with likely neutral effects for most other SEA Objectives. The new proposed housing development will have minor negative effects on SEA Objectives for land use efficiency, as the allocated sites will result in the loss of greenfield land and the associated soil resource.

4.31 Overall, the HNP will have positive effects for new development with policies to protect the unique local characteristics and help progress the aspirations for the HNP communities. None of the Policies within the HNP will result in significant negative environmental effects; there are also opportunities for long and short term positive environmental effects. The housing site allocations for development will not result in any significant negative environmental effects.

## 5.0 PROPOSED MONITORING

- 5.1 The SEA Directive and Regulations require that the significant effects (positive and negative) of implementing the plan should be monitored in order to identify at an early stage any unforeseen effects and to be able to take appropriate remedial action. Government guidance<sup>41</sup> on SA/SEA advises that existing monitoring arrangements should be used where possible in order to avoid duplication. Government requires local planning authorities to produce Monitoring Reports (MRs), and the West Oxfordshire Council Monitoring Report (produced annually)<sup>42</sup>, the monitoring proposals suggested by the SA of the WOLP, together with the 5-year reviewing of the HNP, is considered sufficient to ensure appropriate monitoring takes place.

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<sup>41</sup> [http://planningguidance.planningportal.gov.uk/?post\\_type=&s=sustainability+appraisal](http://planningguidance.planningportal.gov.uk/?post_type=&s=sustainability+appraisal)

<sup>42</sup> <http://www.westoxon.gov.uk/residents/planning-building/local-development-framework/>

## 6.0 SUMMARY CONCLUSIONS, CONSULTATION & NEXT STEPS

- 6.1 The SEA has been undertaken according to good practice and in line with Government guidance. It is aligned with the SEA of the new West Oxfordshire Local Plan that is close to adoption, following the same methods and approach, and is proportionate - acknowledging the hierarchy of plan-making and the tiering of assessments processes. Overall, the SEA has found that the implementation of the HNP will have positive effects on SEA Objectives within the scope and sphere of influence of the Plan, particularly with regard to issues for affordability of housing. Policies in the HNP and WOLP provide mitigation measures to protect environmental assets and their settings – indicating likely residual neutral effects and some possibilities for minor positive effects. Under Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations 2004, the plan is unlikely to have significant environmental effects.
- 6.2 This document reports the SEA process for the HNP and is submitted for public consultation to accompany the Draft HNP on Regulation 14 consultation. This SEA Report has been prepared in accordance with planning and SEA legislation and guidance. Any comments on the SEA will be taken into account, together with comments on the Draft HNP, in order to prepare the next stage of the HNP.
- 6.3 This will depend upon the extent of the comments received during the Regulation 14 consultation. The HNP Steering Group may decide to amend the NP and undertake a further Regulation 14 consultation, or they may decide to refine the NP and submit the HNP to WODC. The District Council will decide if the NP meets with legislative requirements, and set up the appointment of an Examiner to examine the Plan. Following Examination, the HNP will go to Referendum and subject to a positive result will be “made” by West Oxfordshire District Council and become part of the overall Local Plan. Upon such adoption of the HNP, there will be an Environmental Adoption Statement published in line with the SEA Regulations.

Any comments on this SEA Report should be sent to:

Hailey Neighbourhood Plan email account:  
[haileyneighbourhoodplan@gmail.com](mailto:haileyneighbourhoodplan@gmail.com)

or postal address:  
Hailey Neighbourhood Plan  
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Middletown  
Hailey  
OX29 9TA



## Appendix I: Statement on Compliance with SEA Directive & Regulations

The EU SEA Directive<sup>43</sup> (Annex 1) requires certain information to be provided in the Environmental Report. This requirement is implemented into UK legislation through the SEA Regulations (2004)<sup>44</sup>. This is Appendix 1 of the Environmental Report as required by the SEA Directive and the UK SEA Regulations. This Appendix 1 sets out how the requirements for SEA have been met and signposts where this information is found in the Environmental Report (April 2018) - and in accordance with paragraph 165 of the National Planning Policy Framework (2012)<sup>45</sup>.

SEA Directive & Regulation Requirements	SEA Report Section	Summary of Contents
<i>An outline of the contents, main objectives of the plan and relationship with other relevant plans</i>	Section 1 Introduction	Sets out the contents and purpose of the HNP
	Section 3 Context & Baseline	Outlines context, baseline & including the relationship with other relevant plans, the implications for the HNP & SEA; also signposts links with Local Plan & SA/SEA Scoping (2009) & SA Report (2016)
<i>The relevant aspects of the current state of the environment and the likely evolution thereof without the implementation of the plan</i>	Section 3 Context & Baseline	Summarises the relevant baseline conditions for environmental aspects in the NP area, and likely evolution without the NP.
<i>The environmental characteristics of the area likely to be affected</i>	Section 3 Context & Baseline	Summarised in Section 3 of Environmental Report.
<i>Any existing environmental problems which are relevant to the plan including, in particular, those in relation to any areas of a particular environmental importance</i>	Section 3 Context & Baseline	Summarises existing environmental issues/problems for the NP area (para 3.23).
<i>The environmental protection objectives relevant to the plan and the way those objectives and any</i>	Section 2 SEA Methods Section 3 Context &	Detailed SEA Framework guiding assessment of effects against the Objectives – grounded in the SA/SEA Framework for the Local Plan as reported in Scoping (2009) and SA Report (2016).

<sup>43</sup> <http://ec.europa.eu/environment/eia/sea-legalcontext.htm>

<sup>44</sup> <http://www.parliament.uk/documents/post/postpn223.pdf>

<sup>45</sup> [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

<b>SEA Directive &amp; Regulation Requirements</b>	<b>SEA Report Section</b>	<b>Summary of Contents</b>
<i>environmental considerations have been taken into account during its preparation</i>	Baseline	
<i>The likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects</i>	Section 2 SEA Methods Table 2.1	Presents the SEA Framework of objectives that shows the issues listed by the SEA Regulations that are progressed by which SEA objective. This ensures that all the issues are considered during the assessment of each element of the HNP. The HNP was assessed against each SEA objective.
	Section 4	Describes the likely significant effects of implementing the HNP.  Where possible, an indication is given of whether the effect is likely to be cumulative, short, medium and long term.
<i>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan</i>	Section 4	No significant negative effects were predicted; the SEA noted where the HNP and LP suggested mitigation possibilities to address likely negative effects, for example, against the sensitive heritage assets.
<i>An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in</i>	Section 2  (paras 2.13-2.16)	There are no other reasonable alternatives to the HNP. The SEA considered all identified reasonable alternatives for site allocations & this is explained in section 2 with outline reasoning. The do-nothing scenario is considered & this is explained in section 2.

<b>SEA Directive &amp; Regulation Requirements</b>	<b>SEA Report Section</b>	<b>Summary of Contents</b>
<i>compiling the required information</i>	Section 2 Method	Outlines how the assessment was undertaken.
<i>A description of the measures envisaged concerning monitoring</i>	Section 5 (para 5.1)	Outlines measures proposed for monitoring the environmental effects of the implementation of the HNP.
<i>A non-technical summary of the information provided under the above headings</i>	Report preface	Provides a non-technical summary.

## Hailey Neighbourhood Plan Environmental Report Appendix II: SEA of Site Allocations/Options

Key:

Categories of Significance		
Symbol	Meaning	Sustainability Effect
<b>x</b>	Absolute constraints	Absolute sustainability constraints to development, for example, internationally protected biodiversity
<b>--</b>	Major Negative	Problematical and improbable because of known sustainability issues; mitigation likely to be difficult and/or expensive
<b>-</b>	Minor negative	Potential sustainability issues: mitigation and/or negotiation possible
<b>+</b>	Minor positive	No sustainability constraints and development acceptable
<b>++</b>	Major Positive	Development encouraged as would resolve existing sustainability problem
<b>?</b>	Uncertain	Uncertain or Unknown Effects
<b>0</b>	Neutral	Neutral effect
<b>- 0</b>	Certain SA Objectives consider more than one topic and as a result the plan could have different effects upon each topic considered. For example, SA Objective 11 relates to soil as well as water quality and resources. An Option could have a negative effect on soil through the loss of best and most versatile agricultural land but also have a neutral effect on water quality and resources.	

Sites	SA Objectives																		
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16			
	Sustainable and affordable housing	Health and equality	Thriving and inclusive communities	Improve education & training	Maintain a low level of crime & fear of crime	Accessibility to services and facilities	Efficiency of land use	Waste generation and disposal	Air pollution and air quality	Climate change mitigation and adaptation	Water and soil resources	Flooding	Biodiversity and geodiversity	Landscape character and the historic environment	Employment	Economic growth			
New Yatt Lane, New Yatt	+	+	+	+	0	-	0	-	0	0	0	+	0	-	0	0	0	0	0
Adjacent to Hailey Rugby Club	+	++	+	+	0	+	0	-	0	0	0	+	0	-	0	0	0	0	0
South of Giernalls Road	+	+	+	+	0	+	0	-	0	0	0	+	0	-	0	0	0	0	0

<b>Land opposite 'The Hollies' New Yatt Lane, New Yatt- 8 dwellings</b>		
<b>Assessment of Effects</b>		
<b>SA Objective</b>	<b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	The site will deliver a small quantum of housing which will conform with Policy H1, Policy H4 and Policy H5, in the Hailey Neighbourhood Plan, which will require development to provide a mix of housing types and tenures to meet resident's needs, where appropriate. Therefore, a long-term minor positive effect is considered for the site allocation.	+
2. Improve health and well-being and reduce inequalities	<p>The site is surrounded by compatible land uses, with residential development to the north and east of the site, and agricultural land to the south and west. There are limited recreational facilities and public open spaces in New Yatt, however there is a picnic area, and two areas of ancient woodland in close proximity. These are accessible by Public Right of Way paths which are located in the local area. Furthermore, there is a leisure centre present in the settlement of Witney, approx. 4km to the south of New Yatt, which residents could access<sup>46</sup>.</p> <p>The site is likely to benefit from the provision of new recreational facilities and public open spaces in line with development at the North Witney allocation in the Local Plan. Overall, there is the potential for a minor positive effect for human health through access to public open spaces and recreational facilities.</p>	+
3. Promote thriving and inclusive communities	<p>There are limited services and facilities located within New Yatt. The nearest services and facilities available are in the settlement of North Leigh, approx. 1km to the east<sup>47</sup>, and includes pubs, restaurants, a school and a post office.</p> <p>Residents would have access to these services/facilities, and due to the small level of growth, are not considered likely to result in increased pressure. Housing development will comply with Policy C1 (Community Facilities) in the Neighbourhood Plan, ensuring access to services and facilities. The site is likely to benefit from the provision of new services and facilities in line with development at the North Witney allocation in the Local Plan. Potential for a minor positive effect.</p>	+
4. Improve education and training	Development will have access to education facilities available in North Leigh, and also available in Hailey and Witney. This will have indirect positive effects on health and equalities for residents in the Plan area.	+

<sup>46</sup> Google Maps (2018)

<sup>47</sup> Ibid.

5. Maintain a low level of crime and fear of crime	The effects on crime will depend on the design and layout of development. West Oxfordshire Local Plan Policy OS4 (High Quality Design) requires new development to be of high quality design, including a safe environment where the likelihood of crime and fear of crime is reduced. Potential for a residual neutral effect.	0	
6. Improve accessibility to all services and facilities <sup>48</sup>	<p>The decision aiding questions for this SA Objective relates to transport matters rather than the provision of facilities and services, which is addressed in SA Objective 3.</p> <p>There are limited public transport facilities within the settlement of New Yatt, including no rail or bus services. The nearest bus stop is in the village of North Leigh, approx. 1km to the east<sup>49</sup>, with a minor negative effect for sustainable transport access. Therefore, residents are likely to rely on the use of private vehicles to access services and facilities. However, as there will be a small level of development at the site, and there are no identified congestion issues within New Yatt, no significant effects on traffic are expected as a result of development. Residual neutral effect.</p>	-	0
7. Improve the efficiency of land use	It is expected that the site allocation will be developed to make the most efficient use of land. The site is not located within a Mineral Safeguarded Area, and therefore will not hinder the extraction of mineral resources <sup>50</sup> . Development at this site will result in the permanent loss of Greenfield land leading to minor negative effect on this SA Objective.	-	
8. Reduce waste generation and disposal	Policy OS3 (Prudent use of Natural Resources) in the West Oxfordshire Local Plan requires new development to minimise waste and ensure there is provision for recycling and re-use facilities. Therefore, a residual neutral effect is considered for the SA Objective.	0	
9. Reduce air pollution and improve air quality	There is no AQMA within the settlement <sup>51</sup> . Due to the small level of development proposed at the site any increase in motor vehicles on the local road network as a result of development will not have a significant effect on air quality. Furthermore, there is mitigation available through the West Oxfordshire Local Plan Policy EH6 (Environmental Protection), which aims to prevent air pollution. Overall a neutral effect is considered for the SA Objective.	0	
10. Address the causes of climate change by reducing greenhouse gas emissions and be	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>Overall, it is expected that development at the site allocation will not have a significant increase in emissions, as there will be a limited increase in traffic, with a neutral effect.</p>	0	+

<sup>48</sup> 1st box is sustainable transport, 2nd box is traffic and transport

<sup>49</sup> Google Maps (2018)

<sup>50</sup> Oxfordshire County Council (2017) Minerals and Waste Core Strategy

<sup>51</sup> <https://uk-air.defra.gov.uk/aqma/maps>



prepared for its impacts <sup>52</sup>	Furthermore, development is considered to be capable of incorporating energy efficiency measures and water efficiency measures. This is supported through Policy OS3 (Prudent use of Natural Resources) in the higher level West Oxfordshire Local Plan. Potential minor positive effect.		
11. Protect and improve water and soil resources	<p>The site is within a Drinking Water Safeguard Zone<sup>53</sup>, however there is mitigation available through West Oxfordshire Local Plan Policies (Policy EH6, Policy OS3), which will protect water quality and prevent significant effects. Overall neutral effect.</p> <p>The land is not known to be contaminated, and there is no known best and most versatile agricultural land at the site allocation.<sup>54</sup> However, the site is greenfield land which will result in the loss of soil, with an overall minor negative effect on soil resources.</p>	0	-
12. Reduce the risk from all sources of flooding	The site is not located in an area considered to be at risk of flooding <sup>55</sup> , with a neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	There are no international biodiversity designations in the local area, and therefore no likely major negative effects. The nearest SSSI sites to the site allocation is approx. 2.5km to the north (Holly Court Bank SSSI) <sup>56</sup> . Due to the distance of the designation from the site, the small amount of development proposed for the site, and the sensitivity of the SSSI (designated for grassland features), no significant effects are considered likely. There is no Priority Habitat within the site boundary, although there is a small area of Deciduous Woodland adjacent to the west, no negative effects are considered likely. Overall a neutral effect is considered for the site for biodiversity.	0	
14. Conserve and enhance landscape character and the historic environment	<b>Landscape:</b> The site allocation is not within or adjacent to the Cotswolds AONB <sup>57</sup> , with no likely significant effects. The site is within the Cotswolds National Character Area <sup>58</sup> , which is characterised by areas of beechwood, valley pasture, rich historic environment and prevalent limestone buildings. The landscape sensitivity of the site has not been identified, however there are hedgerows bordering the sites, which should be retained for development as they are prominent in the local landscape. Overall, no significant effects on landscape are considered likely from the small site allocation.	0	0

<sup>52</sup> 1st box is Climate Change mitigation, 2nd box is climate change adaptation

<sup>53</sup> Defra (2018) Magic Map

<sup>54</sup> Ibid.

<sup>55</sup> Environment Agency (2018) Flood Map for Planning [Online at: <https://flood-map-for-planning.service.gov.uk/confirmlocation?eastings=437334.9&northing=213057.7&placeOrPostcode=new%20yatt> ]

<sup>56</sup> Defra (2018) Magic Map

<sup>57</sup> Defra (2018) Magic Map

<sup>58</sup> Natural England (2015) National Character Area Profile: Cotswolds

	<b>Heritage:</b> There are limited heritage assets within New Yatt. The nearest designation to the site allocation is New Yatt Farmhouse Listed Building, approx. 350m to the east <sup>59</sup> , and is screened from the site allocation via existing development and vegetation, such that negative effects on heritage are not considered. Overall neutral effect.	
15. Maintain high and stable levels of employment	The site will not deliver any employment land, or result in the loss of employment, with an overall neutral effect on the SA Objective.	0
16. Promote sustainable economic growth and competitiveness	The site will not deliver any employment land, or result in the loss of employment, with an overall neutral effect on the SA Objective.	0

<b>Land adjacent to Hailey Rugby Club, Hailey Road, Hailey - 15 dwellings</b>		
<b>Assessment of Effects</b>		
<b>SA Objective</b>	<b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	The site will deliver a small quantum of housing which will conform with Policy H1, Policy H4 and Policy H5, in the Hailey Neighbourhood Plan, which will require development to provide a mix of housing types and tenures to meet resident's needs, where appropriate. Therefore, a long-term minor positive effect is considered for the site allocation.	+
2. Improve health and well-being and reduce inequalities	There are no conflicting neighbouring land uses with the site allocation, as the site is bordered by existing residential development and fields. Witney Rugby Club is adjacent to the north of the site allocation, and there are also rugby pitches in the field adjacent to the west of the site.  The site allocation will provide new recreational development for sporting activities, with a potential long term major positive effect on health. Furthermore, new open space and leisure provision in line with development at North Witney will be accessible by residents, which will enhance positive effects for human health through the promotion of healthier lifestyles.	++

<sup>59</sup> Defra (2018) Magic Map

<p>3. Promote thriving and inclusive communities</p>	<p>Hailey has a small number of existing services and facilities. These include a pub, a primary school and a village hall, which are approx. 0.6km from the site allocation<sup>60</sup>. There are additional services and facilities available in Witney, which is approximately 2km to the south of the site<sup>61</sup>, including a supermarket.</p> <p>Residents would have access to these services/facilities, and due to the small level of growth, are not considered likely to result in increased pressure on these services. Housing development will comply with Policy C1 (Community Facilities) of the Neighbourhood Plan, ensuring access to services and facilities. The site is likely to benefit from the provision of new services and facilities in line with development at the North Witney allocation in the Local Plan. Potential for a minor positive effect.</p>	+	
<p>4. Improve education and training</p>	<p>Development will have access to education facilities available in Hailey, and will also have access to facilities available in Witney. This will have indirect positive effects on health and equalities for residents in the Plan area.</p>	+	
<p>5. Maintain a low level of crime and fear of crime</p>	<p>The effects on crime will depend on the design and layout of development. West Oxfordshire Local Plan Policy OS4 (High Quality Design) requires new development to be of high quality design, including a safe environment where the likelihood of crime and fear of crime is reduced. Potential for a residual neutral effect.</p>	0	
<p>6. Improve accessibility to all services and facilities<sup>62</sup></p>	<p>The decision aiding questions for this SA Objective relates to transport matters rather than the provision of facilities and services, which is addressed in SA Objective 3.</p> <p>The nearest bus stop to the site allocation is less than 100m from the site<sup>63</sup>, and there are services to Chipping Norton and Witney available from the bus stop. Roadside public footpath access is available from the site to the bus stops, with a minor positive effect for sustainable transport access. Furthermore, there are Public Right of Way footpaths in the surrounding area, which will promote walking and enhance positive effects.</p> <p>Residents will be able to use bus services to access services and facilities in Witney and in Hailey, which will reduce the reliance on private vehicle use for new development. However, it is still considered that there will be an increase in vehicles on the road as a result of development at the site allocation. As the level of proposed development at the site is small, no significant effects on traffic in the local area are expected as a result of development. Therefore, a residual neutral effect is considered.</p>	+	0

<sup>60</sup> Google Maps (2018)

<sup>61</sup> Ibid.

<sup>62</sup> 1st box is sustainable transport, 2nd box is traffic and transport

<sup>63</sup> Google Maps (2018)

7. Improve the efficiency of land use	It is expected that the site will be developed to make the most efficient use of land. The site is not located within a Mineral Safeguarded Area, and therefore will not hinder the extraction of mineral resources <sup>64</sup> . However, development at this site will result in the permanent loss of Greenfield land leading to a minor negative effect on this SA Objective.	-	
8. Reduce waste generation and disposal	Policy OS3 (Prudent use of Natural Resources) in the West Oxfordshire Local Plan requires new development to minimise waste and ensure there is provision for recycling and re-use facilities. Therefore, a residual neutral effect is considered for the SA Objective.	0	
9. Reduce air pollution and improve air quality	There is no AQMA within the settlement <sup>65</sup> . Due to the small level of development proposed at the site any increase in motor vehicles on the local road network as a result of development will not have a significant effect on air quality. Furthermore, there is mitigation available through the West Oxfordshire Local Plan Policy EH6 (Environmental Protection), which aims to prevent air pollution. Overall a neutral effect is considered for the Objective.	0	
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts <sup>66</sup>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>Overall, it is expected that development at the site allocation will not have a significant increase in emissions, as there will be a limited increase in traffic, and sustainable transport is available within close proximity of the site, with a neutral effect on emissions.</p> <p>Furthermore, development is considered to be capable of incorporating energy efficiency measures and water efficiency measures. This is supported through Policy OS3 (Prudent use of Natural Resources) in the higher level West Oxfordshire Local Plan. Potential minor positive effect.</p>	0	+
11. Protect and improve soil and water resources	<p>The site allocation is not within a water safeguarded zone<sup>67</sup>, with a neutral effect.</p> <p>The land is not known to be contaminated, and there is no known best and most versatile agricultural land at the site allocation.<sup>68</sup> However, the site is greenfield land which will result in the loss of soil resources, with an overall minor negative effect.</p>	0	-

<sup>64</sup> Oxfordshire County Council (2017) Minerals and Waste Core Strategy

<sup>65</sup> <https://uk-air.defra.gov.uk/aqma/maps>

<sup>66</sup> 1st box is Climate Change mitigation, 2nd box is climate change adaptation

<sup>67</sup> Defra (2018) Magic Map

<sup>68</sup> Ibid.

12. Reduce the risk from all sources of flooding	The site is not located in an area considered to be at risk of flooding <sup>69</sup> , with a neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	There are no international biodiversity designations in the local area, and therefore no likely major negative effects. The nearest SSSI sites to the site allocation is approx. 4km to the south (Ducklington Mead SSSI) <sup>70</sup> . Due to the distance of the designation from the site, the small amount of development proposed for the site, and the sensitivity of the SSSI (designated for meadow habitats), no significant effects are considered likely. There is no Priority Habitat within or adjacent to the site boundary <sup>71</sup> . Overall a neutral effect is considered for the site for biodiversity.	0	
14. Conserve and enhance landscape character and the historic environment	<p><b>Landscape:</b> The site is not within or adjacent to the Cotswolds AONB<sup>72</sup>, with no likely significant effects. The site allocation is within the Cotswolds National Character Area<sup>73</sup>, which is characterised by areas of beechwood, valley pasture, rich historic environment and prevalent limestone buildings. The landscape sensitivity of the site has not been identified, however there are rows of trees bordering the site which are a feature of the landscape, which should be retained for development. Overall, no significant effects on landscape are considered likely from the small site.</p> <p><b>Heritage:</b> The nearest heritage asset to the site allocation is a Grade II Farmhouse Listed Building, located adjacent to the east of the site<sup>74</sup>. The site is currently screened from the Listed Building by tall trees on the eastern border of the site. Development could affect the setting of the heritage asset. Protection is provided through the West Oxfordshire Local Plan, through Policy EH7 (Historic Environment) and Policy OS4 (High Quality Design), which will protect the setting of the heritage asset and the historic environment.</p>	0	0
15. Maintain high and stable levels of employment	The site will not deliver any employment land, or result in the loss of employment, with an overall neutral effect on the SA Objective.	0	

<sup>69</sup> Environment Agency (2018) Flood Map for Planning [Online at: <https://flood-map-for-planning.service.gov.uk/confirm-location?eastng=536222&northng=210640&placeOrPostcode=hailey> ]

<sup>70</sup> Defra (2018) Magic Map

<sup>71</sup> Ibid.

<sup>72</sup> Defra (2018) Magic Map

<sup>73</sup> Natural England (2015) National Character Area Profile: Cotswolds

<sup>74</sup> Defra (2018) Magic Map

16. Promote sustainable economic growth and competitiveness	The site will not deliver any employment land, or result in the loss of employment, with an overall neutral effect on the SA Objective.	<b>0</b>
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<b>South of Giernalls Road- 9-15 dwellings</b>		
<b>Assessment of Effects</b>		
<b>SA Objective</b>	<b>Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long-term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty</b>	
1. Ensure everyone has the opportunity to live in a decent, sustainably constructed affordable home	The site will deliver a small quantum of housing which will conform with Policy H1, Policy H4 and Policy H5, in the Hailey Neighbourhood Plan, which will require development to provide a mix of housing types and tenures to meet resident's needs, where appropriate. Therefore, a long-term minor positive effect is considered for the site.	<b>+</b>
2. Improve health and well-being and reduce inequalities	<p>The site is surrounded by compatible land uses, with no neighbouring land uses that would have negative effects on human health.</p> <p>The site is adjacent to a playing field, which includes a football pitch, and children's play facilities. This will promote healthy lifestyles among residents, with potential long-term minor positive effects on human health. The site is likely to benefit from the provision of new recreational facilities and public open spaces in line with development at the North Witney allocation in the Local Plan, which will enhance positive effects for health.</p>	<b>+</b>
3. Promote thriving and inclusive communities	<p>Hailey has a small number of existing services and facilities. These include a pub, a primary school and a village hall. The site is within walking distance of these services and facilities. In addition, Witney, 3km to the south<sup>75</sup>, has a wider range of services and facilities, including a supermarket and a cinema.</p> <p>The site is likely to benefit from the provision of new services and facilities in line with development at the North Witney allocation in the Local Plan. Residents of the development will have access to a range of services/facilities, with a minor positive effect.</p>	<b>+</b>
4. Improve education and training		<b>+</b>

<sup>75</sup> Google Maps (2018)

	Development will have access to education facilities available in Hailey, and will also have access to facilities available in Witney. This will have indirect positive effects on health and equalities for residents in the Plan area.	
5. Maintain a low level of crime and fear of crime	The effects on crime will depend on the design and layout of development. West Oxfordshire Local Plan Policy OS4 (High Quality Design) requires new development to be of high quality design, including a safe environment where the likelihood of crime and fear of crime is reduced. Potential for a residual neutral effect.	0
6. Improve accessibility to all services and facilities <sup>76</sup>	<p>The decision aiding questions for this SA Objective relates to transport matters rather than the provision of facilities and services, which is addressed in SA Objective 3.</p> <p>The nearest bus stop to the site is approx. 300m to the north<sup>77</sup>. Services from the bus stop include to Chipping Norton and Witney. Safe footpath access from the site to the bus stop is available. Furthermore, the site is bordered by existing Public Right of Way footpaths, which will promote walking, with positive effects on sustainable transport.</p> <p>Residents will be able to use bus services to access services and facilities in Witney and in Hailey, which will reduce the reliance on private vehicle use for new development. However, it is still considered that there will be an increase in vehicles on the road as a result of development at the site. As there will be a comparatively small level of development at the site, no significant effects on traffic in the local area are expected as a result of development. Therefore, a residual neutral effect is considered.</p>	+ 0
7. Improve the efficiency of land use	It is expected that the site will be developed to make the most efficient use of land. The site is not located within a Mineral Safeguarded Area, and therefore will not hinder the extraction of mineral resources <sup>78</sup> . However, development at this site will result in the permanent loss of Greenfield land leading to a minor negative effect on this SA Objective.	-
8. Reduce waste generation and disposal	Policy OS3 (Prudent use of Natural Resources) in the West Oxfordshire Local Plan requires new development to minimise waste and ensure there is provision for recycling and re-use facilities. Therefore, a residual neutral effect is considered for the SA Objective.	0
9. Reduce air pollution and improve air quality	There is no AQMA within the settlement <sup>79</sup> . Due to the small level of development proposed at the site any increase in motor vehicles on the local road network as a result of development will not have a	0

<sup>76</sup> 1st box is sustainable transport, 2nd box is traffic and transport

<sup>77</sup> Google Maps (2018)

<sup>78</sup> Oxfordshire County Council (2017) Minerals and Waste Core Strategy

<sup>79</sup> <https://uk-air.defra.gov.uk/aqma/maps>



	significant effect on air quality. Furthermore, there is mitigation available through the West Oxfordshire Local Plan Policy EH6 (Environmental Protection), which aims to prevent air pollution. Overall a neutral effect is considered for the SA Objective.		
10. Address the causes of climate change by reducing greenhouse gas emissions and be prepared for its impacts <sup>80</sup>	<p>The potential for development to reduce need to travel is considered against SA Objective 6 and flooding/use of sustainable urban drainage systems is considered against SA Objective 12.</p> <p>Overall, it is expected that development at the site will not have a significant increase in emissions, as there will be a limited increase in traffic, and sustainable transport is available within walking distance of the site, with a neutral effect.</p> <p>Furthermore, development is considered to be capable of incorporating energy efficiency measures and water efficiency measures. This is supported through Policy OS3 (Prudent use of Natural Resources) in the higher level West Oxfordshire Local Plan. Potential minor positive effect.</p>	0	+
11. Protect and improve soil and water resources	<p>The site is not within a water safeguarded zone<sup>81</sup>, with a neutral effect.</p> <p>The land is not known to be contaminated, and there is no known best and most versatile agricultural land at the site.<sup>82</sup> However, the site is greenfield land which will result in the loss of soil resources, with an overall minor negative effect.</p>	0	-
12. Reduce the risk from all sources of flooding	The site is not located in an area considered to be at risk of flooding <sup>83</sup> , with a neutral effect.	0	
13. Conserve and enhance biodiversity and geodiversity	There are no international biodiversity designations in the local area, and therefore no likely major negative effects. The nearest nationally designated site to the site is approx. 4km to the north (Wychwood SSSI and National Nature Reserve SSSI) <sup>84</sup> . Due to the distance of the designation from the site, the small amount of development proposed for the site, and the sensitivity of the SSSI /NNR (designated for broadleaved woodland, in a favourable condition) no significant effects are considered likely on the designation.	0	

<sup>80</sup> 1st box is Climate Change mitigation, 2nd box is climate change adaptation

<sup>81</sup> Defra (2018) Magic Map

<sup>82</sup> Ibid.

<sup>83</sup> Environment Agency (2018) Flood Map for Planning [Online at: <https://flood-map-for-planning.service.gov.uk/confirm-location?eastng=536222&northng=210640&placeOrPostcode=hailey> ]

<sup>84</sup> Defra (2018) Magic Map

	The site does contain Priority Habitat within the boundary in the form of Deciduous Woodland. Development here would result in the loss of Priority Habitat, with a potential minor negative effect. However, mitigation is available through West Oxfordshire Local Plan Policy EH2 (Biodiversity), which protects biodiversity and requires new development to enhance biodiversity where possible, reducing potential negative effects to neutral.		
14. Conserve and enhance landscape character and the historic environment	<p><b>Landscape:</b> The site is not within or adjacent to the Cotswolds AONB<sup>85</sup>, with no likely significant effects. The site is within the Cotswolds National Character Area<sup>86</sup>, which is characterised by areas of beechwood, valley pasture, rich historic environment and prevalent limestone buildings. The landscape sensitivity of the site has not been identified, however there are hedgerows and trees bordering the site which are a feature of the landscape, which should be retained for development. Overall, no significant effects on landscape are considered likely from the small site.</p> <p><b>Heritage:</b> There no heritage assets within or directly adjacent to the site. The nearest Listed Buildings are over 200m from the site<sup>87</sup>, with development located in between, and therefore no significant negative effects considered. The site is not within the Conservation Area of Hailey, and therefore no significant effects on the historic environment are considered likely.</p>	0	0
15. Maintain high and stable levels of employment	The site will not deliver any employment land, or result in the loss of employment, with an overall neutral effect on the SA Objective.	0	
16. Promote sustainable economic growth and competitiveness	The site will not deliver any employment land, or result in the loss of employment, with an overall neutral effect on the SA Objective.	0	

<sup>85</sup> Defra (2018) Magic Map

<sup>86</sup> Natural England (2015) National Character Area Profile: Cotswolds

<sup>87</sup> Defra (2018) Magic Map