

# Strategic Environment Assessment (SEA) for the Deddington Neighbourhood Plan

**Environmental Report to accompany the submission version of the  
Neighbourhood Plan**

Deddington Parish Council

May 2023

## Quality information

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## Revision History

<b>Revision</b>	<b>Revision date</b>	<b>Details</b>	<b>Name</b>	<b>Position</b>
V1.0	15 <sup>th</sup> March 2023	Version for neighbourhood group's comment	Ebba Carling	NP consultant
V2.0	4 <sup>th</sup> May 2023	Final version	Nick Chisholm-Batten	Technical Director

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# Non-Technical Summary

## Introduction

AECOM is commissioned to undertake the Strategic Environmental Assessment (SEA) in support of the emerging Deddington Neighbourhood Plan (DNP).

SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the DNP is a legal requirement<sup>1</sup>. This is a Non-Technical Summary (NTS) of the SEA Environmental Report.

The DNP is being prepared by the Parish Council in the context of the adopted Cherwell Local Plan (CLP) and the emerging Cherwell Local Plan Review (CLPR). Once 'made' the DNP will have material weight when deciding on planning applications alongside the CLP and CLPR.

This Environmental Report, which accompanies the submission version of the DNP, is the latest document to be produced as part of the SEA process. It has been updated to reflect the minor changes made to neighbourhood plan following consultation on the Regulation 14 'pre-submission' version of the DNP undertaken in November 2022.

## Structure of the Environmental Report/ NTS

SEA reporting essentially involves answering the following questions in turn:

1. What has plan-making / SEA involved up to this point?
  - including in relation to 'reasonable alternatives'.
2. What are the SEA findings at this stage?
  - i.e., in relation to the draft plan.
3. What happens next?

Each of these questions is answered in turn within a discrete 'part' of the Environmental Report and summarised within this NTS. However, firstly there is a need to set the scene further by answering the questions 'What is the Plan seeking to achieve?' and 'What's the scope of the SEA?'

## What is the DNP seeking to achieve?

The DNP has a clear vision, which is:

*“Over the plan period Clifton, Deddington and Hempton will continue to develop as a vibrant parish community within a conserved and enhanced historic environment and with a good mix of high-quality homes that meets the needs of the community. Residents will enjoy an enhanced and healthier quality of life with access to a comprehensive range of indoor and outdoor social and recreational facilities, a good*

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<sup>1</sup> Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: a) an environmental report; or, b) a statement of reasons why SEA is not required, prepared following a 'screening' process completed in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations ('the SEA Regulations'). The DNP was subject to informal screening by Cherwell District Council in 2018 and scoping consultation in 2020 sought the wider opinions of statutory consultees.

*selection of shops, services and retail catering in Deddington, a network of safe pedestrian and cycle routes, and a variety of local working opportunities.”*

A total of thirteen objectives have been identified to support the delivery of the vision, which are:

1. To deliver high quality and sustainable housing development that satisfies strategic growth requirements, fulfils local housing needs and is compatible with the historic rural character of the Parish and its landscape setting.
2. To provide affordable homes (both social housing and market affordable) to enable young people and lower income families to remain in the Parish.
3. To provide a choice of high-quality homes in appropriate locations responsive to local needs, including the needs of an ageing population and those wishing to downsize.
4. To ensure that the size and location of individual developments respect and enhance the distinctive parish heritage and landscape.
5. To ensure that new development meets high standards of design.
6. To support the conservation and enjoyment of the rural landscape, key views, historic environment and heritage assets (designated and non-designated) of the Parish.
7. To protect and enhance biodiversity and wildlife habitats in the Parish, including green infrastructure.
8. To combat climate change by encouraging a zero-carbon community, ensuring adequate infrastructure, high standards of sustainability in new buildings, maximum energy efficiency, the installation of renewable energy systems and water saving measures.
9. To promote social interaction and enable residents on new developments to integrate into the existing community, for instance through interlinking footways and cycleways and access to community facilities.
10. To ensure that children's play areas on new estates are properly equipped and publicly adopted and that any other amenity space is likewise adopted.
11. To promote policies to reduce traffic speeds, improve road safety and alleviate parking problems in the Parish and prioritise pedestrians and cyclists
12. To ensure that estate roads on new developments are publicly adopted.
13. To maintain and enhance local employment opportunities and businesses, including agriculture, thereby contributing to the economic well-being of the Parish.

## What is the scope of the SEA?

The scope of the SEA is reflected in a list of topics, objectives, and assessment questions, which, taken together indicate the parameters of the SEA and provide a methodological 'framework' for assessment. A summary framework is presented below, and a full framework which includes assessment questions is provided within the main Environmental Report (see **Table 3.2**).

SEA topic	SEA objective(s)
Biodiversity and geodiversity	<ul style="list-style-type: none"> <li>• Protect and enhance all biodiversity and geodiversity.</li> </ul>
Climate change	<ul style="list-style-type: none"> <li>• Reduce the contribution to climate change made by activities within the neighbourhood area.</li> <li>• Support the resilience of the neighbourhood area to the potential effects of climate change, including flooding.</li> </ul>
Landscape	<ul style="list-style-type: none"> <li>• Protect and enhance the character and quality of landscapes and villagescapes.</li> </ul>
Historic environment	<ul style="list-style-type: none"> <li>• Protect, conserve and enhance heritage assets within the neighbourhood area.</li> </ul>
Land, soil and water resources	<ul style="list-style-type: none"> <li>• Ensure the efficient and effective use of land.</li> <li>• Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.</li> <li>• Use and manage water resources in a sustainable manner.</li> </ul>
Population and community	<ul style="list-style-type: none"> <li>• Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.</li> <li>• Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</li> </ul>
Health and wellbeing	<ul style="list-style-type: none"> <li>• Improve the health and wellbeing of residents within the neighbourhood area.</li> </ul>
Transportation	<ul style="list-style-type: none"> <li>• Promote sustainable transport use and reduce the need to travel.</li> </ul>

## Plan-making/ SEA up to this point

An important element of the SEA process involves assessing 'reasonable alternatives' in time to inform development of the draft proposals, and then publishing information on reasonable alternatives for consultation alongside the draft proposals.

As such, **Part 1** of the Environmental Report explains how work was undertaken to develop and assess a 'reasonable' range of alternative approaches to the allocation of land for housing, including alternative sites.

Specifically, **Part 1** of the report:

1. Presents an assessment of 13 sites in Deddington, Clifton and Hempston against the SEA framework.
2. Presents an assessment of three growth scenarios for the neighbourhood area; and
3. Explains reasons for establishing the preferred option, in light of the assessment.

## Site assessment

Details of the 13 sites assessed through the SEA process are presented in the table below.

**Table NTS1: Sites assessed through the SEA process**

Location	Site Number	Site Name
Deddington	DNP1	Chapmans Lane/ St Thomas Street
	DNP2	Chapmans Lane
	DNP6	North of Wimborn Close
	DNP7	Grove Fields
	DNP10	Land west of A4260, Banbury Road
	DNP11	Land east of A4260, Banbury Road
	DNP20	Home Farm Works, Clifton Road
Clifton	DNP16	Home Farm
	DNP17	Catling
	DNP22	Land at Manor Barn, Chapel Close
Hempton	DNP18	Radwell Hill
	DNP19	Land south of the Lane
	DNP23	Land south of Hempton Road

The table overleaf provides a summary of the results of the site assessment. Full appraisal findings are presented in Chapter 5 of the main body of the Environmental Report.

**Table NTS2: Summary of site assessment**

SEA topic	DNP1	DNP2	DNP6	DNP7	DNP10	DNP11	DNP16	DNP17	DNP18	DNP19	DNP20	DNP22	DNP23
Biodiversity and Geodiversity	Blue	Yellow	Yellow	Blue	Blue	Blue	Blue	Yellow	Yellow	Blue	Yellow	Blue	Blue
Climate Change	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Red	Blue	Yellow	Red	Red
Landscape	Blue	Blue	Yellow	Blue	Red	Blue	Blue	Blue	Blue	Blue	Green	Blue	Blue
Historic Environment	Red	Yellow	Yellow	Red	Yellow	Yellow	Red	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Land, Soil and Water Resources	Red	Red	Red	Red	Red	Red	Green	Blue	Red	Red	Green	Red	Red
Population and Community	Green	Green	Green	Green	Green	Green	Green	Blue	Blue	Blue	Green	Blue	Blue
Health and Wellbeing	Green	Green	Green	Green	Green	Green	Blue	Blue	Blue	Blue	Green	Blue	Blue
Transportation	Green	Green	Green	Green	Green	Green	Red	Red	Red	Red	Blue	Red	Red
<b>Key</b>													
Likely adverse effect (without mitigation measures)						Red	Likely positive effect						Green
Neutral/ no effect						Yellow	Uncertain effect						Blue



## Assessment of growth scenarios

In addition to assessing the sites available for development in the neighbourhood area, the SEA has assessed three scenarios which consider different distributions of growth in the neighbourhood area.

The table and overview below summarises the findings of the assessment of the three growth scenarios, with detailed findings presented in **Chapter 6** of the Environmental Report.

**Table NTS3: Summary of assessment of growth scenarios**

SEA topic	Rank of relative sustainability performance		
	Option A: Locate all development on one large site at Deddington	Option B: Locate all development on a range of site sizes at Deddington	Option C: Locate some development at Clifton and/ or Hempton with most development at Deddington.
Biodiversity and Geodiversity	1	2	2
Climate Change	1	2	3
Landscape	?	?	?
Historic Environment	?	?	?
Land, Soil and Water Resources	1	1	2
Population and Community	1	2	3
Health and Wellbeing	1	1	2
Transportation	1	1	2

Options A and B perform more favourably than Option C against the majority of SEA topics. This is given the options will focus development at Deddington, which is the location in the neighbourhood area with the broadest range of amenities and public transport services. These options will therefore support community cohesion, social inclusion and health and wellbeing, promote sustainable modes of travel and limit emissions from transport.

Option C, whilst limiting some potential impacts on the historic environment and landscape character in the vicinity of Deddington, and supporting the vitality of Hempton and Clifton, would lead to impacts on heritage and landscape/villagescape character in the vicinity of the two smaller settlements. The option would also increase the need to travel to services and amenities, and potentially lead to development in areas of flood risk associated with the River Cherwell to the east of Clifton.

In terms of a comparison between Option A and Option B, Option A has the potential to deliver an increased mix of new homes as well as more affordable homes. This is given the improved viability of delivering a wider range of types and tenures of

housing through growth all on one site. The approach also offers opportunities for the delivery of significant green infrastructure (and potentially other community) provision through a masterplanning approach.

However, even with mitigation measures, the delivery of development at one location in the town would have more concentrated effects on landscape character and the historic environment locally, and lead to targeted impacts on issues such as traffic and noise quality. In this respect development across a number of smaller sites through Option B may enable the potential effects of growth to be more effectively managed, limiting the potential for significant environmental effects. This depends however on the specific location, scale, layout and design of development.

## Developing the preferred approach

The neighbourhood group's reasons for choosing the preferred approach (**Option B**) in light of the alternatives assessed are identified below:

### "The SEA

*The outcome of the SEA is that all the sites have the potential for adverse environmental effects without mitigation measures, which is not surprising given the historic rural character of the village and the quality of its surrounding landscape. Only one site (DNP20) was assessed as having no likely adverse effects and one site (DNP4) as having three such effects, with the others somewhere in between. In most cases the development of all the sites offers some potential positive population, health and wellbeing and transport effects; in many cases it is difficult to ascertain the nature of effects.*

*On this basis, there are four sites – DNP20, DNP1, DNP6 and DNP11 – that have the fewest adverse effects and similar potential for positive effects. The assessment indicates that mitigation measures ought to be deliverable on all of these sites to reduce the scale of those adverse effects.*

### Community survey

*A community survey was undertaken between May and June 2022, during which the community was invited to express opinions on each of the available sites. At the time, the communities of Clifton and Hempton were invited to participate, but with the decision to exclude the villages from further consideration, only the opinions of Deddington village residents have been assessed. The outcome of the survey indicates that sites DNP20, DNP6 and DNP11 have a noticeably higher approval rating with very little difference across the other sites.*

### Deliverability assessment

*The team has engaged with the land interests of the four most favoured sites from the SEA and community assessments – DNP20, DNP6, DNP11 and DNP1 – to gauge the extent to which they are serious in promoting their land and to which they may be interested in delivering non-housing benefits. It has concluded that each land interest is serious and has sufficient control of the land in question at present to deliver a housing scheme. In terms of judging viability, the team has requested the land interests to make clear any potential viability issues that may compromise the ability of a proposal to be policy compliant in due course.*

### The preferred approach

*In blending together the outcome of the SEA, community survey and deliverability assessment, the team has recommended to Deddington Parish Council that the following site is considered for allocation in the Pre-Submission DNP:*

- *DNP11 East of Banbury Road (for approx. 90 homes)<sup>2</sup>*

*DNP1 and DNP6 have not been considered for allocation because DNP11 meets the housing requirement of the DNP on its own. In addition, DNP1 and DNP6 could not deliver the social benefits associated with DNP11.*

*In discussion with Cherwell District Council, the team has concluded that the other favoured site DNP20 should not be considered for allocation as it is an established employment use that provides an important source of jobs and of a use type that may be difficult to replace elsewhere in the local area. This value is regarded as outweighing the likely positive environmental effect of reusing brownfield land noted in the SEA.”*

## Assessment findings at this stage

**Part 2** of the Environmental Report presents an assessment of the submission version of the DNP. Assessment findings are presented as a series of narratives under the ‘SEA framework’ topic headings. The following conclusions are reached:

Long-term significant positive effects are anticipated for the population and community SEA topic. This is given the spatial strategy and policy framework of the DNP include the delivery of an appropriate mix of new homes to meet the neighbourhood area’s identified housing need, protection of existing community facilities, and the growth of new and existing employment uses.

Minor positive effects are predicted for the biodiversity and geodiversity, climate change, and health and wellbeing SEA topics. Regarding the biodiversity and geodiversity SEA topic, whilst policy provisions, alongside biodiversity net gain, may bring minor positive effects for biodiversity, these are not anticipated to be significant. Regarding the climate change SEA topic, by recognising growth will occur with or without the DNP, the increase in the built footprint of the neighbourhood area and absolute emissions are not considered a consequence of the DNP. Moreover, it is considered that positive effects will arise as a result of policy DEDD16 (Zero Carbon Buildings) which seeks to limit carbon emissions from new development in the neighbourhood area. Finally, regarding the health and wellbeing SEA topic, positive effects are anticipated largely due to the DNP's allocation of sites in Deddington, where the healthcare centre is located, as well as the protection provided to existing green spaces through policies.

Broadly neutral effects are also concluded for the transportation SEA topic. Whilst the neighbourhood area has a range of services and facilities, these are relatively limited, and therefore it is likely that residents will continue to travel further afield to access some key services and facilities, as well as employment opportunities. Whilst relatively good bus services serve the town, there is likely to be continued reliance on the private car to access some services, facilities and opportunities.

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<sup>2</sup> The boundary of DNP11 has been amended since this site was assessed through the SEA process. Whilst the developed area remains the same, the eastern extent of the northern site boundary has been extended to the north to include a new woodland and habitat opportunities. Meanwhile, the eastern extent of the southern site boundary has been extended to the south to include a community orchard, an opportunity for habitat led attenuation (e.g. a new village pond), an informal car park off Earls Lane, and pedestrian and cycle connections to the village centre.

Uncertainty is noted for the historic environment SEA topic. Whilst sites are allocated in locations with limited potential to impact existing heritage assets, and the policy framework seeks to mitigate any impacts of development on the historic environment where possible, more detailed heritage and archaeological assessments should be undertaken at the planning application stage to ensure harm to the significance of heritage assets is avoided.

Minor negative effects are anticipated for the landscape and land, soil and water resources SEA topics. Regarding the landscape SEA topic, whilst the proposed greenfield development and settlement expansion is considered likely to lead to minor negative effects, site design and layout will influence the overall impact of development on the local landscape. Regarding the land, soil and water resources SEA topic, this is because of the loss of BMV/ greenfield land, in combination with little consideration for land, soil and water resources amongst the policy framework. However, it is noted that the loss of BMV/ greenfield land is largely unavoidable given the limited availability of brownfield land in the neighbourhood area.

## Next steps

This Environmental Report accompanies the DNP for submission to the Local Planning Authority, Cherwell District Council, for subsequent Independent Examination.

At Independent Examination, the DNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

Assuming the examination leads to a favourable outcome, the DNP will then be subject to a referendum, organised by Cherwell District Council. If more than 50% of those who vote agree with the DNP, it will then be 'made'. Once 'made', the DNP will become part of the Development Plan for Cherwell District Council, covering the defined neighbourhood area.

# 1. Introduction

## Background

- 1.1 AECOM is commissioned to lead on Strategic Environmental Assessment (SEA) in support of the emerging Deddington Neighbourhood Plan (DNP).
- 1.2 The DNP is being prepared under the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 and in the context of the adopted Cherwell Local Plan (CLP) and the emerging Cherwell Local Plan Review (CLPR). Once 'made', the DNP will have material weight when deciding on planning applications alongside the CLP and CLPR.
- 1.3 SEA is a mechanism for considering and communicating the likely effects of an emerging plan, and alternatives, with a view to avoiding and mitigating negative effects and maximising positive effects. SEA of the DNP is a legal requirement<sup>3</sup>.

## SEA explained

- 1.4 It is a requirement that SEA is undertaken in line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which transposed into national law EU Directive 2001/42/EC on SEA.
- 1.5 In line with the Regulations, a report (known as the Environmental Report) must be published for consultation alongside the draft plan that "*identifies, describes and evaluates*" the likely significant effects of implementing "*the plan, and reasonable alternatives*"<sup>4</sup>. The report must then be considered, alongside consultation responses, when finalising the plan.
- 1.6 More specifically, the Report must answer the following three questions:
  1. What has plan-making / SEA involved up to this point?
    - including in relation to 'reasonable alternatives'.
  2. What are the SEA findings at this stage?
    - i.e., in relation to the draft plan.
  3. What happens next?

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<sup>3</sup> Regulation 15 of the Neighbourhood Planning Regulations (2012, as amended) requires that each Neighbourhood Plan is submitted to the Local Authority alongside either: a) an environmental report; or, b) a statement of reasons why SEA is not required, prepared following a 'screening' process completed in accordance with Regulation 9(1) of the Environmental Assessment of Plans and Programmes Regulations ('the SEA Regulations'). The DNP was subject to informal screening by Cherwell District Council in 2018 and Scoping consultation in 2020 sought the wider opinions of statutory consultees.

<sup>4</sup> Regulation 12(2) of the Environmental Assessment of Plans and Programmes Regulations 2004.

## This Environmental Report

- 1.7 This report is the Environmental Report for the DNP and accompanies the submission version of the Neighbourhood Plan. It has been updated to reflect changes made to the DNP subsequent to Regulation 14 consultation undertaken on the pre-submission version of the neighbourhood plan in November 2022.
- 1.8 This report essentially answers questions 1, 2 and 3 in turn, to provide the required information<sup>5</sup>. Each question is answered within a discrete 'part' of the report.
- 1.9 However, before answering question 1, two initial questions are answered to further set the scene; what is the plan seeking to achieve? And what is the scope of the SEA?

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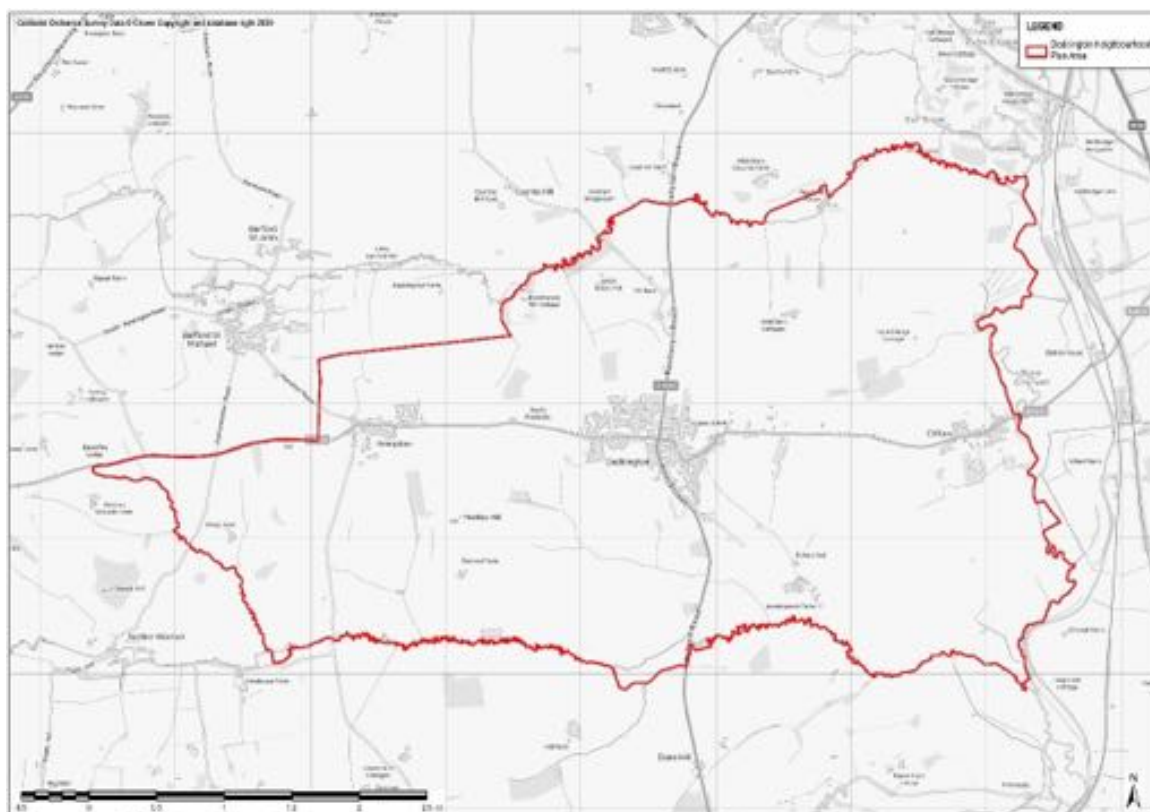
<sup>5</sup> See **Appendix A** for further explanation of the regulatory basis for answering certain questions within the Environmental Report, and a 'checklist' explaining more precisely the regulatory basis for presenting certain information.



## 2. What is the DNP seeking to achieve?

### Introduction

- 2.1 This section considers the strategic planning policy context provided by the adopted CLP and emerging CLPR, before then presenting the vision and objectives of the DNP. **Figure 2.1** below presents the neighbourhood area.



**Figure 2.1** The Deddington neighbourhood area

### Strategic planning policy context

- 2.2 As mentioned above, the DNP is being prepared in the context of the CLP, adopted in July 2015. Due regard is also given to the emerging CLPR.
- 2.3 The CLP, under 'Policy Villages 1: Village Categorisation', ranks Deddington as a 'Service Village' within the settlement hierarchy. The role and function of service villages is set out in full in Policy 1, which indicates that there is a need for Cherwell's villages to "*sustainably contribute towards meeting the housing requirements identified in Policy BSC1*".
- 2.4 Although no specific housing target has been set for the neighbourhood area by Cherwell District Council, 'Policy Villages 2: Distributing Growth Across the Rural Areas' in the CLP requires a total of 750 homes at Category A villages, additional to planning permissions as of 31<sup>st</sup> March 2014.
- 2.5 Cherwell District Council are early on in the process of undertaking a review of the adopted CLP. The Council produced a Community Involvement Paper in July 2020, which underwent consultation between July and September 2020. The Council then went on to produce a second Community Involvement

Paper, the Local Plan Review Options Consultation Paper, which went out for public consultation between September and November 2021. The Options Consultation Paper proposes a place and people-based vision for the district with a focus on developing a sustainable local economy, meeting the climate change challenge and health place shaping. The paper includes a place-based discussion of Banbury, Bicester, Kidlington, Upper Heyford and the rural areas.

- 2.6 As part of the Oxfordshire Housing and Growth Deal agreement with the Government, the six Oxfordshire authorities – Cherwell District Council, Oxford City Council, Oxfordshire County Council, South Oxfordshire District Council, Vale of White Horse District Council, and West Oxfordshire District Council - committed to producing a Joint Statutory Spatial Plan (JSSP), known as the Oxfordshire Plan 2050. The Oxfordshire Plan was set to provide an integrated strategic planning framework and evidence base to support sustainable growth across the county to 2050, including the planned delivery of new homes and economic development, and the anticipated supporting infrastructure needed. However, from August 2022 the development of the JSSP was discontinued following disagreements on the approach to planning for future housing needs within the framework of the Oxfordshire Plan.
- 2.7 Neighbourhood plans will form part of the development plan for Cherwell, alongside, but not as a replacement for Local Plan. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in Cherwell, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

## DNP vision and objectives

- 2.8 The DNP has a clear vision, which is:

*“Over the plan period Clifton, Deddington and Hempton will continue to develop as a vibrant parish community within a conserved and enhanced historic environment and with a good mix of high-quality homes that meets the needs of the community. Residents will enjoy an enhanced and healthier quality of life with access to a comprehensive range of indoor and outdoor social and recreational facilities, a good selection of shops, services and retail catering in Deddington, a network of safe pedestrian and cycle routes, and a variety of local working opportunities.”*

- 2.9 A total of thirteen objectives have been identified to support the delivery of the vision, which are:
1. To deliver high quality and sustainable housing development that satisfies strategic growth requirements, fulfils local housing needs and is compatible with the historic rural character of the Parish and its landscape setting.
  2. To provide affordable homes (both social housing and market affordable) to enable young people and lower income families to remain in the Parish.
  3. To provide a choice of high-quality homes in appropriate locations responsive to local needs, including the needs of an ageing population and those wishing to downsize.



4. To ensure that the size and location of individual developments respect and enhance the distinctive parish heritage and landscape.
5. To ensure that new development meets high standards of design.
6. To support the conservation and enjoyment of the rural landscape, key views, historic environment and heritage assets (designated and non-designated) of the Parish.
7. To protect and enhance biodiversity and wildlife habitats in the Parish, including green infrastructure.
8. To combat climate change by encouraging a zero-carbon community, ensuring adequate infrastructure, high standards of sustainability in new buildings, maximum energy efficiency, the installation of renewable energy systems and water saving measures.
9. To promote social interaction and enable residents on new developments to integrate into the existing community, for instance through interlinking footways and cycleways and access to community facilities.
10. To ensure that children's play areas on new estates are properly equipped and publicly adopted and that any other amenity space is likewise adopted.
11. To promote policies to reduce traffic speeds, improve road safety and alleviate parking problems in the Parish and prioritise pedestrians and cyclists
12. To ensure that estate roads on new developments are publicly adopted.
13. To maintain and enhance local employment opportunities and businesses, including agriculture, thereby contributing to the economic well-being of the Parish.

## 3. What is the scope of the SEA?

### Introduction

- 3.1 The aim here is to introduce the reader to the scope of the SEA, i.e., the sustainability topics and objectives that should be a focus of the assessment of the plan and reasonable alternatives. Further information, including the policy review and baseline information that has supported the development of key sustainability issues and objectives, is presented in **Appendix B**.

### Consultation

- 3.2 The SEA Regulations require that “*when deciding on the scope and level of detail of the information that must be included in the report, the responsible authority shall consult the consultation bodies*”. In England, the consultation bodies are the Environment Agency, Historic England, and Natural England<sup>6</sup>. Hence, these authorities were consulted in September 2020. The responses received from Historic England and Natural England are detailed in **Table 3.1** below. The Environment Agency did not provide a response.

**Table 3.1 Scoping consultation responses**

Consultation response	How the response was considered and addressed
<p>Historic England <i>Historic Places Advisor (email response received on 22<sup>nd</sup> October 2020)</i></p> <p>We note from the map of designated heritage assets on page 36 that the Deddington Conservation Area contains a notable concentration of listed buildings, as well as the scheduled monument of the castle, and as such is likely to be a highly sensitive area in terms of the impact of new development on the historic environment. We note this occupies the south eastern part of the main settlement. We suggest that any proposed allocations of and for new development within or adjacent to this area in particular will require particularly focused assessment of the potential for impacts on the heritage assets, including consideration of the potential cumulative harm of impacts to numerous assets. We are pleased to note this is identified as a key sustainability issue.</p>	<p>Comment noted.</p>
<p>Whilst the Conservation Area appraisal provides considerable information about the character or appearance of the conservation area that is desirable to preserve, it does not appear to include a succinct assessment of the issues affecting the area. We recommend that this is identified as a data gap that the Neighbourhood Plan Steering Group should seek to fill, for example by preparing and agreeing an assessment of the area's condition with Cherwell District Council's conservation officer. This should be used to identify the likely trajectory of the area without the plan, to consider opportunities to enhance the area and to assess the</p>	<p>Comment noted.</p>

<sup>6</sup> These consultation bodies were selected “*by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes*” (SEA Directive, Article 6(3)).

## Consultation response

## How the response was considered and addressed

potential for likely cumulative impacts resulting from development. Of course, this is only necessary so far as the plan has potential to affect the condition and significance of the conservation area, although it must be noted that some impacts, such as increases in traffic may be indirect.

We recommend at 6.27 that, having identified that the hillfort at Illbury camp is already noted as in a declining state, it should be noted here that without intervention to halt decline and implementation of a management regime to ensure its conservation the monument is likely to continue to decline until it is considered to be 'at risk'.

Amends made in **Appendix B** under the historic environment SEA topic.

It should also be noted that the likely trajectory of the condition of the conservation area is not presently known.

Comment noted.

### Natural England

*Sustainable Development Lead Advisor (email response received on 22<sup>nd</sup> October 2020)*

Natural England has no specific comments to make on this neighbourhood plan SEA scoping.

Comment noted.

However, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

## Key sustainability issues

- 3.3 The key sustainability issues for the neighbourhood area, identified through scoping, are presented below under each SEA topic.

### Air quality

- As of August 2020, Cherwell District Council has declared four AQMAs within the district. Although none of these areas fall within the boundary of the neighbourhood area, the effects of development in Deddington could lead to an increase in overall emissions through an uptake in private vehicle use.
- However, the most recent ASR (2019) indicated that NO<sub>2</sub> levels across the district continue to trend downwards, and it is unlikely that development taken forward through the Neighbourhood Plan would have significant impacts on pollutant levels in the most sensitive locations.
- Due to the absence of any significant air quality issues within the neighbourhood area, and the minimal level of growth likely to be delivered through the plan, **the air quality topic has been scoped out for the purposes of the SEA process.**

### Biodiversity and geodiversity

- Bestmoor SSSI adjoins the south-east corner of the neighbourhood area, and provides a habitat for several species, primarily the narrow-leaved water-dropwort. The integrity of the Bestmoor SSSI and the

species/habitats it supports has the potential to be harmed through invasive development.

- Most of the neighbourhood area falls within the Bestmoor SSSI IRZ. Consultation with Natural England may be required to determine the potential impacts from development which exceeds the IRZ thresholds.
- There is one LWS within the neighbourhood area at Deddington Mill. LWS act as locally designated wildlife sites for important species and have the potential to be disturbed by new development.
- Other sites of local ecological significance include Daeda's community woodland, which is also susceptible to developmental pressures.
- There are a number of BAP priority habitats within the area which support key species and require safeguarding from the potential detrimental effects of development.

### Climate change

- Although decreasing, emissions data for Cherwell as a whole have been historically high in comparison to rates for Oxfordshire, the South East and England as a whole, a trend that has continued up until 2017.
- The largest contributor towards emissions in 2017 was the transportation sector. Subsequently, any development in the neighbourhood area should consider the need to provide access to sustainable or low carbon travel options, that meet the needs of consumers and improves mobility, whilst also reducing emissions.
- Flood risk in the neighbourhood area is most extensive at land adjacent to the main watercourses in the area: The River Cherwell and the River Swere. At the main settlement of Deddington, flood risk is greatest at Hempton Road and Castle Street. Development proposals will need to deliver sufficient mitigation to minimise the risk of flooding from all sources.
- Cherwell District Council declared a climate emergency in July 2019<sup>7</sup>. The Neighbourhood Plan should therefore support mitigation and adaptation strategies through development proposals.

### Landscape

- The neighbourhood area is located within the wider setting of the Cotswolds Area of Outstanding Natural Beauty (AONB) and falls within the Cotswolds National Character Area (NCA).
- The Deddington Parish area falls within several local landscape types: Upstanding Village Farmlands; Clay Vale; River Meadowlands; and Pasture Hills.
- The village is very inward looking and with few views out to the surrounding countryside, though a handful of views across the parish are an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process.

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<sup>7</sup> Ibid.

## Historic environment

- The neighbourhood area contains 115 Listed Buildings. The majority are sited in Deddington village, the highest concentration being within the Conservation Area which covers the central extent of Deddington.
- The neighbourhood area contains two scheduled monuments: Deddington Castle and Ilbury Camp Iron Age hill fort.
- The Heritage at Risk Register has identified one designated heritage asset in the neighbourhood area at risk: Ilbury Camp hillfort. This asset could potentially deteriorate further without intervention or as a result of inappropriate development.
- It is currently not possible to determine whether any of the Grade II listed buildings within the neighbourhood area are at risk.
- The Deddington Conservation Area appraisal identifies seven character areas within Deddington village. The appraisal also presents an overview of the pressures, vulnerabilities, boundary revisions, and enhancements for the conservation area which have been recommended to conserve and enhance its special qualities.
- Following a high-level review of the Oxfordshire HER, ~116 records within Deddington parish have been identified.
- The significance and setting of the varied designated and non-designated heritage assets present within the neighbourhood area should be considered in, and positively impacted upon by, new development.

## Land, soil and water resources

- The provisional ALC dataset provided by Natural England indicates that the settlement of Deddington is underlain by Grade 2 agricultural land. A large majority of the remainder of the neighbourhood area is underlain by Grade 3 agricultural land.
- It is recognised that there is a potential for loss of 'best and most versatile' agricultural land at this stage, though further soil quality investigation is required to confirm precise gradings.
- The results of the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England provided by Natural England indicate that the central and northern parts of the neighbourhood area have a high chance (<60%) of being underlain by BMV land.
- There are three main waterbodies within the neighbourhood area. One of these, the River Swerne is of 'poor' overall condition. Development in the neighbourhood area requires acknowledging the sensitivity of waterbodies to avoid inappropriate construction.
- The entirety of the neighbourhood area falls within the Cherwell (Ray to Thames) and Woodeaton Brook NVZ.

## Population and community

- Additional growth, alongside an ageing population, has implications for housing needs, accessibility, local service and facility needs, and economic vitality. Development should consider both existing and future residents'

needs, including any necessary supporting infrastructure, when planning for growth.

- There are limited key employment opportunities surrounding the neighbourhood area. Future growth provides opportunities to improve access through new provisions or new/ improved links to existing employment areas.
- Deddington has a handful of services in the parish, noted on the village website. There are also a variety of sports facilities, clubs, charities and societies present locally.

### Health and wellbeing

- The Oxfordshire JSNA identifies current and future health issues of the local population.
- The Public Health England local health profile for Cherwell shows that the following indicators are worse than average: 'killed and seriously injured on roads' and 'estimated diabetes diagnosis rate'.
- With relatively high levels of reported good health, and a range of healthcare facilities in the neighbourhood area, it is likely that growth will be supported by good access and opportunities to support the health and wellbeing of future residents. It is also recognised that future development offers the potential to maintain and improve living standards in the neighbourhood area through high-quality development.
- The neighbourhood area is well served by public open space. However it is important to consider that the effects of development may overburden current green space provision in the neighbourhood area and prevent future residents from being able to access local green space.

### Transportation

- Car ownership in the neighbourhood area is comparatively high for Cherwell, the South East and England as a whole, and is the most common form of travel to work in Deddington. High car dependency likely reflects the fact that Deddington is a rural settlement, and many residents commute elsewhere for work.
- A growing number of new developments are being built with estate roads which the community are concerned feel do not meet the design and layout standards.
- The railway station at Bicester North is inaccessible by public transport from the neighbourhood area.
- Bus connectivity from Deddington village to the neighbouring settlements of Clifton and Hempton is poor.
- Additional concerns surrounding parking and congestion in the neighbourhood area have been raised by local residents.
- There is one dedicated cycleway within the neighbourhood area, between Deddington and Hempton.

## The SEA framework

3.4 The SEA scope is summarised in a list of topics, objectives, and assessment questions, known as the SEA framework. These draw on the key sustainability issues identified through scoping. **Table 3.2** below presents the SEA framework as broadly agreed in 2020.

**Table 3.2 SEA framework**

SEA topic	SEA Objective	Assessment questions (will the proposal help to...)
Biodiversity and geodiversity	Protect and enhance biodiversity and geodiversity.	<ul style="list-style-type: none"> <li>• Support the status of the nationally designated sites within and within proximity to the neighbourhood area, including the Bestmoor SSSI?</li> <li>• Support the status of locally designated sites within and within proximity to the neighbourhood area, including the LWS at Deddington Mill?</li> <li>• Protect and enhance priority habitats and species?</li> <li>• Achieve a net gain in biodiversity?</li> <li>• Support enhancements to multifunctional green infrastructure networks?</li> <li>• Support access to, interpretation and understanding of biodiversity and geodiversity?</li> </ul>
Climate change	Reduce the contribution to climate change made by activities within the neighbourhood area.	<ul style="list-style-type: none"> <li>• Reduce the number of journeys made?</li> <li>• Reduce the need to travel?</li> <li>• Promote the use of sustainable modes of transport, including walking, cycling and public transport?</li> <li>• Increase the number of new developments meeting or exceeding sustainable design criteria?</li> <li>• Generate energy from low or zero carbon sources?</li> <li>• Reduce energy consumption from non-renewable resources?</li> </ul>
	Support the resilience of the neighbourhood area to the potential effects of climate change, including flooding.	<ul style="list-style-type: none"> <li>• Ensure that inappropriate development does not take place in areas at higher risk of flooding, considering the likely future effects of climate change?</li> <li>• Improve and extend green infrastructure networks in the neighbourhood area to support adaptation to the potential effects of climate change?</li> <li>• Sustainably manage water run-off, reducing surface water runoff (either within the neighbourhood area or downstream)?</li> <li>• Ensure the potential risks associated with climate change are considered through new development in the neighbourhood area?</li> <li>• Increase the resilience of biodiversity in the area to the effects of climate change, including through enhancements to ecological networks?</li> </ul>
Landscape	Protect and enhance the character and quality of landscapes and villagescapes.	<ul style="list-style-type: none"> <li>• Conserve and enhance the natural beauty and special qualities of the Cotswolds AONB?</li> <li>• Conserve and enhance locally important landscape and villagescape features within the neighbourhood area?</li> <li>• Conserve and enhance local diversity and character, considering the findings and conclusions of both national and local Landscape Character Assessments?</li> </ul>



SEA topic	SEA Objective	Assessment questions (will the proposal help to...)
		<ul style="list-style-type: none"> <li>Protect locally important viewpoints contributing to the sense of place and visual amenity of the neighbourhood area?</li> </ul>
Historic environment	Protect, conserve and enhance the historic environment within the neighbourhood area.	<ul style="list-style-type: none"> <li>Conserve and enhance the significance of buildings and structures of architectural or historic interest, both designated and non-designated, and their setting?</li> <li>Conserve and enhance the special interest, character and appearance of locally important features and their settings, including those within the Deddington Conservation Area?</li> <li>Guide development proposals to secure remediation of issues identified as affecting the conservation areas and prevent cumulative impacts?</li> <li>Support the integrity and the historic setting of sites of archaeological or historic interest recorded on the Oxfordshire HER?</li> <li>Support access to, interpretation and understanding of the historic evolution and character of the environment?</li> <li>Conserve and enhance archaeological remains, including historic landscapes?</li> </ul>
Land, soil and water resources	Ensure the efficient and effective use of land.	<ul style="list-style-type: none"> <li>Promote the use of previously developed land?</li> <li>Avoid the development of the best and most versatile agricultural land, which in the parish may comprise Grade 1 to 3a agricultural land?</li> <li>Protect the integrity of mineral resources?</li> </ul>
	Promote sustainable waste management solutions that encourage the reduction, re-use and recycling of waste.	<ul style="list-style-type: none"> <li>Reduce the amount of waste produced?</li> <li>Support the minimisation, reuse and recycling of waste?</li> <li>Maximise opportunities for local management of waste in order to minimise export of waste to areas outside?</li> <li>Encourage recycling of materials and minimise consumption of resources during construction?</li> </ul>
	Use and manage water resources in a sustainable manner.	<ul style="list-style-type: none"> <li>Support improvements to water quality?</li> <li>Minimise water consumption?</li> <li>Protect surface water resources?</li> </ul>
Population and community	Cater for existing and future residents' needs as well as the needs of different groups in the community, and improve access to local, high-quality community services and facilities.	<ul style="list-style-type: none"> <li>Encourage and promote social cohesion and encourage active involvement of local people in community activities?</li> <li>Minimise fuel poverty?</li> <li>Maintain or enhance the quality of life of existing local residents?</li> <li>Improve the availability and accessibility of key local facilities, including specialist services for disabled and older people?</li> <li>Support the provision of land for allotments and cemeteries?</li> </ul>
	Provide everyone with the opportunity to live in good quality, affordable housing, and	<ul style="list-style-type: none"> <li>Support the provision of a range of house types and sizes?</li> <li>Support enhancements to the current housing stock?</li> <li>Meet the needs of all sectors of the community?</li> </ul>



SEA topic	SEA Objective	Assessment questions (will the proposal help to...)
	ensure an appropriate mix of dwelling sizes, types and tenures.	<ul style="list-style-type: none"> <li>• Provide quality and flexible homes that meet people's needs?</li> <li>• Promote the use of sustainable building techniques, including use of sustainable building materials in construction?</li> <li>• Provide housing in sustainable locations that allow easy access to a range of local services and facilities?</li> </ul>
Health and wellbeing	Improve the health and wellbeing of residents within the neighbourhood area.	<ul style="list-style-type: none"> <li>• Promote accessibility to a range of leisure, health and community facilities, for all age groups?</li> <li>• Address the key challenges identified in the JSNA?</li> <li>• Provide and enhance the provision of community access to green infrastructure in accordance with Accessible Natural Greenspace Standards?</li> <li>• Protect and enhance access to nature via greenspace and footpaths?</li> <li>• Promote the use of healthier modes of travel?</li> <li>• Improve access to the countryside for recreational use?</li> <li>• Avoiding any negative impacts to the quality and extent of existing recreational assets, such as formal or informal footpaths?</li> </ul>
Transportation	Promote sustainable transport use and reduce the need to travel.	<ul style="list-style-type: none"> <li>• Encourage modal shift to more sustainable forms of travel?</li> <li>• Facilitate working from home and remote working?</li> <li>• Improve road safety?</li> <li>• Reduce the impact of residents from the road network?</li> </ul>

## **Part 1: What has plan-making/ SEA involved to this point?**

## 4. Introduction (to part 1)

### Overview

- 4.1 Whilst work on the DNP has been underway for some time, the aim here is not to provide a comprehensive explanation of all the work carried out to date, but rather to explain work undertaken to develop and appraise reasonable alternatives.
- 4.2 More specifically, this part of the report presents information on the consideration given to reasonable alternative approaches to addressing a particular issue that is of central importance to the DNP, namely the allocation of land for housing, or alternative sites.

### Why focus on sites?

- 4.3 The decision was taken to develop and assess reasonable alternatives in relation to the matter of allocating land for housing, given the following considerations:
  - DNP objectives, particularly housing objectives to provide sufficient and appropriate high-quality housing to meet local needs.
  - Housing growth is known to be a matter of key interest amongst residents and other stakeholders; and
  - The delivery of new homes is most likely to have a significant effect compared to the other proposals within the DNP. National Planning Practice Guidance is clear that SEA should focus on matters likely to give rise to significant effects.

### Structure of this part of the report

- 4.4 This part of the report is structured as follows:
  - **Chapter 5 and Chapter 6** – discuss the options appraised as reasonable alternatives, and the findings of the appraisal of these options.
  - **Chapter 7** – explains reasons for selecting the preferred option, considering the appraisal.

## 5. Establishing reasonable alternatives

### Introduction

5.1 This chapter describes the options assessed as reasonable alternatives through the SEA process, and assessment findings. The assessment comprises an appraisal of site options and an appraisal of spatial strategy options.

### Strategic parameters

5.2 As discussed in **Section 2.1**, the DNP is being prepared in the context of the adopted CLP and emerging CLPR.

5.3 The CLP, under ‘Policy Villages 1: Village Categorisation’, ranks Deddington as a ‘Service Village’ within the settlement hierarchy. The role and function of service villages is set out in full in Policy 1, which indicates that there is a need for Cherwell’s villages to “*sustainably contribute towards meeting the housing requirements identified in Policy BSC1*”.

5.4 Although no specific housing targets have been set for the neighbourhood area by Cherwell District Council, ‘Policy Villages 2: Distributing Growth Across the Rural Areas’ in the CLP requires a total of 750 homes at Category A villages, additional to planning permissions as of 31<sup>st</sup> March 2014.

5.5 Cherwell District Council are early on in the process of undertaking a review of the adopted Cherwell Local Plan, and the Council produced a Community Involvement Paper in July 2020<sup>8</sup>. At this early stage the paper does not contain any proposals or policy options.

5.6 In light of this, a specific number has not been provided for the DNP to deliver. However, the group would like to provide certainty as to the future location of development in the parish, and therefore they would like to consider appropriate sites for allocating development through the DNP.

### Appraisal of site options

5.7 To further support the development of a spatial strategy to deliver an appropriate number of homes in Deddington through the DNP, the Steering Group has considered alternative locations for delivering housing in the parish.

5.8 The Deddington Neighbourhood Group, following a ‘call for sites’ process, initially identified nine sites for consideration as potential Neighbourhood Plan allocations. To support the consideration of the suitability of these sites for potential allocation in the Neighbourhood Plan, an SEA Site Options Assessment report was prepared in March 2021<sup>9</sup>, which presented an appraisal of the key constraints present at each of the sites and potential effects that may arise as a result of development at these locations.

5.9 In the period since, Cherwell District Council published the outcome of its own call for sites in connection with the Cherwell Local Plan Review 2040. Six of

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<sup>8</sup> Cherwell District Council (2020): ‘Community Involvement Paper’, [online] available to access via [this link](#)

<sup>9</sup> AECOM (March 2021) SEA for the Deddington Neighbourhood Plan: Site options assessment.

the additional sites identified in the neighbourhood area had not been put forward in response to the Deddington Neighbourhood Plan (DNP) call for sites. One of these six sites has since been advised as no longer available as the landowner does not wish to pursue development. In addition, two of the sites put forward in response to the DNP call for sites which had previously been omitted have since been advised as available.

- 5.10 In response to this, the seven additional sites were assessed through another SEA Site Options Assessment in February 2022 at the request of the Deddington Neighbourhood Group.
- 5.11 Notably, three of the sites (DNP3, DNP4 and DNP5) from the initial SEA Site Options Assessment, undertaken in March 2021, have since been advised as no longer available; for two of these sites this is because they have been granted planning permission. Therefore, six sites remain.
- 5.12 The six remaining sites assessed in the initial SEA Site Options Assessment (March 2021), as well as the seven sites assessed in the most recent SEA Site Options Assessment (February 2022), are listed in **Table 5.1** below.

**Table 5.1 Sites available for development**

Location	Site Number	Site Name
Deddington	DNP1	Chapmans Lane/ St Thomas Street
	DNP2	Chapmans Lane
	DNP6	North of Wimborn Close
	DNP7	Grove Fields
	DNP10	Land west of A4260, Banbury Road
	DNP11	Land east of A4260, Banbury Road
	DNP20	Home Farm Works, Clifton Road
Clifton	DNP16	Home Farm
	DNP17	Catling
	DNP22	Land at Manor Barn, Chapel Close
Hempton	DNP18	Radwell Hill
	DNP19	Land south of the Lane
	DNP23	Land south of Hempton Road

- 5.13 The locations of the thirteen sites taken forward at this stage are presented in **Figures 5.1 to 5.3**.



Figure 5.1 Sites available for development in Deddington



Figure 5.2 Sites available for development in Clifton





**Figure 5.3 Sites available for development in Hempton**

- 5.14 To support the consideration of the suitability of these thirteen sites for potential allocation in the DNP, the SEA process has undertaken an appraisal of the key environmental constraints present at each of the sites and potential effects that may arise as a result of housing development at these locations. In this context, the sites have been considered in relation to the SEA Framework of objectives and decision-making questions developed during SEA scoping and the baseline information. This SEA site assessment has been undertaken as one element of the wider site assessment and consideration process undertaken for the DNP.
- 5.15 The tables which follow present a summary of the assessment and provide an indication of each site's sustainability performance in relation to the eight SEA topics.

## Deddington sites

**SEA topic**

**Commentary, DNP1: Chapmans Lane/ St Thomas Street**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to Local Wildlife Site (LWS) Deddington Mill.

There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a traditional orchard bordering the north western boundary of the site. Traditional orchards support a wide range of wildlife, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Moreover, the allotments bordering the western boundary of the site may provide a habitat for some species, which could also be disturbed due to development at the site. Despite this, the biodiversity interest of the site itself (agricultural land), is limited.

**Climate Change**

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).

With reference to flood risk issues, the site falls within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). The site itself has a very low risk of surface water flooding. However, the north eastern boundary of the site borders a drain, which runs into Deddington Brook, and which has a high risk of flooding from surface water. This is not however a significant constraint to development of the site.

**Landscape**

The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.<sup>10</sup>

An allocation at this location would result in the loss of greenfield land. The land adjoins the existing settlement boundary and has a sloped topography, sloping steeply from south to north. Given the open nature of the landscape, the site provides longer distance views towards the east. Still, the existing

<sup>10</sup> [Oxfordshire Wildlife and Landscape Study](#)



SEA topic	Commentary, DNP1: Chapmans Lane/ St Thomas Street		
Historic Environment	<p>townscape and allotments bordering the west of the site offer some enclosure within the landscape.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project<sup>11</sup>, the site is within an area defined as “Rural – Village” and “Piecemeal Enclosure”, which has a medium to high capacity for urban development.</p> <p>With reference to locally important landscape features, the site itself does not contain any significant trees with Tree Preservation Order (TPO) designations. However, the southernmost point of the site is within close proximity to three individual TPOs located on either side of Chapmans Lane.</p>		
	<p>The site is located within a part of the town which has significant historic environment sensitivity. The key heritage assets with the potential to be affected by the site are as follows:</p>		
	<b>Heritage assets affected</b>	<b>What contribution does the site make to the significance of the heritage asset(s)?</b>	<b>Potential impact of development on significance</b>
	<p>Deddington Conservation Area: the strip of land linking the site with St Thomas Street, in the north western corner of the site, is located just within the Deddington Conservation Area. However, this strip of land only covers Satin Lane, which will only be used for pedestrian access to the site and is already used to access the allotments.</p>	<p>According to the Deddington Conservation Area appraisal, “the break in the continuous building line allows for glimpses of the rolling countryside to the south, for example from Appleby Cottage down towards Satin Lane”.</p>	<p>Development on the site may impact on the setting of the conservation area by potentially severing the visual links between the conservation area and the open countryside.</p>
<p>Deddington Castle scheduled monument: Includes an 11th century motte and bailey castle, with a bailey on either side of the central motte, and a 12th century enclosure castle.</p>	<p>the site falls within the wider setting of the Castle, with approximately 70 metres between the site and scheduled monument at their closest point. There are views of part of the ramparts from the site.</p>	<p>Development on the site may affect the setting of Deddington Castle, however it should be noted that there are trees screening the scheduled monument at the point closest to the site.</p>	
<p>2 and 3 St Thomas Street: Comprising an early/mid C18 house, altered in early C19. Comprises coursed squared marlstone with some ashlar dressings; Welsh-slate roofs with brick end stacks</p>	<p>The site falls within the wider setting of 2 and 3 St Thomas Street, which is located 160m west of the site. There are some views towards the site from the rear of the building.</p>	<p>Development on the site may affect the wider setting of 2 and 3 St Thomas Street, however it is likely that the allotments provide a degree of screening between the building and the site. In other respects, development is unlikely to affect the significance of the listed building.</p>	

<sup>11</sup> [Oxfordshire Historic Landscape Characterisation Project](#)

SEA topic	Commentary, DNP1: Chapmans Lane/ St Thomas Street	
	<p>No nationally listed buildings are present on the site itself. No registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England<sup>12</sup> in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England<sup>13</sup> indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, no watercourses pass through the site, but a drain borders the north eastern boundary of the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 570 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 900 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 850 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located further away, approximately 1.3km away.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network. Development at the site will include the creation of new pedestrian access to St Thomas Street, which is part of the 'Clifton Loop'.</p>	
Transportation	<p>The site is located approximately 570 metres away from Deddington town centre by foot, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 520 metres from the closest bus stop, Deddington Manor on New Street, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

<sup>12</sup> Natural England (2010): 'Agricultural Land Classification map London and the South East (ALC007)', [online] available to access via [this link](#)

<sup>13</sup> Natural England (2017): 'Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic Scale Map for the South East Region (ALC019)', [online] available to access via [this link](#)

**SEA topic**

**Commentary, DNP2: Chapmans Lane**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to Local Wildlife Site (LWS) Deddington Mill.

There are no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent to, or near the site, and the biodiversity interest of the site itself, agricultural land, is limited.

**Climate Change**

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).

With reference to flood risk issues, the site falls within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). The site has a very low risk of surface water flooding.

**Landscape**

The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.

An allocation at this location would result in the loss of greenfield land. Only a very small part of the site adjoins the existing settlement boundary, and due to the shape of the site, it will extend the settlement boundary significantly to the south east. The topography of the site itself is relatively flat, however it is positioned at the top of a hill. Given the open nature of the landscape, and the sites position at the top of a hill, the site provides sweeping views towards the south and east.

According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Piecemeal Enclosure", which has a medium to high capacity for urban development.

With reference to locally important landscape features, the site itself does not contain any significant trees with Tree Preservation Order (TPO) designations. However, the north western corner of the site is within close proximity to three individual TPOs located on either side of Chapmans Lane.

SEA topic	Commentary, DNP2: Chapmans Lane	
Historic Environment	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>	
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 800 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site will also incorporate a community café. The site is approximately 1.1 kilometres from Deddington C of E Primary School, which is not a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is within relative proximity of Deddington Health Centre on Earls Lane, which is located approximately 1,070 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located further away, approximately 1,480 metres away by foot.</p> <p>The site is accessible to the Public Rights of Way (Prow) network and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 800 metres away from Deddington town centre by foot, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 540 metres from the closest bus stop, Deddington Manor on New Street, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

**SEA topic**      **Commentary, DNP6: North of Wimborn Close**



<p>Biodiversity and Geodiversity</p>	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited.</p>
<p>Climate Change</p>	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in good proximity to the services and facilities in Deddington, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). A very limited part of the north east corner of the site has a low risk of surface water flooding, meaning that each year this area has a chance of flooding of between 0.1% and 1%. This is not a significant constraint however.</p>
<p>Landscape</p>	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The land is adjacent to the built-up part of the town, and gently slopes to the south. Given the open nature of the landscape, there are some longer distance views in from the north, however the existing townscape offers some enclosure within the landscape.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study<sup>14</sup> the site is within an area defined as a "Piecemeal enclosure of an area of open field system in the 19th century, amalgamated into larger fields through boundary loss in modern times", with Medium-High capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>

<sup>14</sup> [Oxfordshire Historic Landscape Characterisation Project](#)



SEA topic	Commentary, DNP6: North of Wimborn Close	
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment.</p> <p>The site is not within the setting of the Deddington Conservation Area. No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located at relative proximity to services and facilities in Deddington town centre (c.750m walk to the Market Place) which will limit the need for residents to travel for the amenities provided here. The site is approximately 900 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>	
Health and Wellbeing	<p>The site is accessible to Deddington Health Centre at Earls Lane, which is located approximately 850m walk away. It also has very good access to key recreational and sports facilities located in the vicinity of Windmill Community Centre, which are located approximately 350m away.</p> <p>The site is accessible to the Public Rights of Way network (including via the footpath which adjoins the site) and the town's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 750m to the north west of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 650m from the closest bus stop on Horse Fair, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

**SEA topic**      **Commentary, DNP7: Grove Fields**



**Biodiversity and Geodiversity**

An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).

The site is located adjacent to a large area of wood-pasture and parkland Biodiversity Action Plan (BAP) Priority Habitat. This is located to the south of the site. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. The site does not otherwise have significant biodiversity value.

**Climate Change**

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in good proximity to the services and facilities in Deddington, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).

With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). A very limited part of the south east corner of the site and the eastern extremity of the site have a low risk of surface water flooding, meaning that each year this area has a chance of flooding of between 0.1% and 1%.

**Landscape**

The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.

An allocation at this location would result in the loss of a large area of open land enclosed on two sides by the built-up part of the town. The land gently slopes from the north west down to the south east. Approximately 20 properties have views into the site.

According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study the site is within an area defined as a "An area of Open fields (Deddington Fields). Was enclosed by planned enclosure during the 19th century, major boundary loss in the modern period has created a large prairie type enclosure". The LCA identifies the land as having Medium-High capacity for urban development.

There are four significant trees with tree preservation order (TPO) designations located on the north eastern boundary of the site.

SEA topic	Commentary, DNP7: Grove Fields		
Historic Environment	<p>The site is located adjacent to a part of the town which has significant historic environment sensitivity. The key heritage assets with the potential to be affected by the site are as follows:</p>		
	<p><b>Heritage assets affected</b></p>	<p><b>What contribution does the site make to the significance of the heritage asset(s)?</b></p>	<p><b>Potential impact of development on significance.</b></p>
	<p>Deddington Conservation Area: the eastern boundary of the site adjoins the conservation area at The Maunds.</p>	<p>The site comprises open space directly to the west of the conservation area. The conservation area appraisal has identified the area adjacent to the site as part of the 'Backland' character area. The appraisal describes the area as follows: <i>"The streets throughout the conservation area are very enclosed and as a result there are areas of backland which are closed from public view. In places some of these backland areas have been developed, predominantly by courtyard style developments which on the whole are reasonably well integrated into the conservation area, for example Hudson Court, The Maunds, Grove Court, The Mews."</i></p>	<p>Development on the site would lead to direct impacts on the open setting to the west of the conservation area to the loss of open land in this location. However, development of the site would not impact on the setting of key designated features within the conservation area or areas of sensitivity given screening afforded by modern residential uses.</p>
	<p>No nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site. No features listed on the Oxfordshire HER are present on or adjacent to the site.</p> <p>The site is within an Archaeological Constraint Priority Area.</p>		
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>		
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is located in excellent proximity to services and facilities in Deddington town centre (c.300m walk to the Market Place) which will limit the need for residents to travel for the amenities provided here. The site is approximately 600 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>		
Health and Wellbeing	<p>The site is accessible to Deddington Health Centre at Earls Lane, which is located approximately 600m walk away. It also has good access to key recreational and sports facilities located in the vicinity of Windmill Community Centre, which are located approximately 400m away (depending on access delivered from the site to the west).</p> <p>The site is accessible to the Public Rights of Way network (including via the footpath which runs through the centre of the site) and the town's wider green infrastructure network.</p>		



**SEA topic** **Commentary, DNP7: Grove Fields**

**Transportation**

The site is located approximately 300m west of Deddington town centre, which will limit the need for residents to travel for many day-to-day services and facilities.

With reference to local public transport networks, the site is located approximately 300m from the closest bus stop at the Market Place, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).

**Key**

Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/ no effect		Uncertain effect	

**SEA topic** **Commentary, DNP10: Land west of A4260, Banbury Road**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site. However, the northern boundary of the site is approximately 700 metres away from Local Wildlife Site (LWS) Deddington Mill, which provides a valuable habitat for woodland birds.

There are no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent to, or near the site. However, development at the site may disturb the wildlife that inhabits the woodland in the north western corner of the site. Given the scale of the site, there are opportunities to conserve and enhance linkages to the woodland.

**Climate Change**

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in very good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).

With reference to flood risk issues, the site falls within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). The site also has a very low risk of surface water flooding.

SEA topic	Commentary, DNP10: Land west of A4260, Banbury Road
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The land adjoins the existing settlement boundary and has a sloped topography, sloping to the north (Swere Valley). Given the topography and open nature of the landscape, the site provides sweeping views towards the north. The existing townscape bordering the south of the site offers some enclosure within the landscape. However, this site is particularly large, and development of a large proportion of the site would be likely to have a significant impact on the built footprint of the DNP area and views from existing settlements.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Prairie / Amalgamated Enclosure", which has a medium to high capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.</p>
Historic Environment	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate' to 'Very Good'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the northern half of the site has a low likelihood (&lt;20%) of being underlain by BMV land, whilst the southern half of the site has a high likelihood (&gt;60%) of being underlain by BMV land. Given the location of existing development, and the size of the site, development is likely to be concentrated in the southern half of the site. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 770 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 600 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 690 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located approximately 850 metres away by foot, in excellent proximity to the site.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network.</p>

SEA topic	Commentary, DNP10: Land west of A4260, Banbury Road	
Transportation	<p>The site is located approximately 770 metres away from Deddington town centre by foot, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 370 metres from the closest bus stop, The Leyes off Banbury Road, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

SEA topic	Commentary, DNP11: Land east of A4260, Banbury Road	
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Biodiversity and Geodiversity	<p>An allocation at this site is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to Local Wildlife Site (LWS) Deddington Mill.</p> <p>There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a deciduous woodland bordering the southern boundary of the site. Deciduous woodland supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Despite this, the biodiversity interest of the site itself, agricultural land, is limited.</p>	
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SEA topic	Commentary, DNP11: Land east of A4260, Banbury Road
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site falls within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). The site also has a very low risk of surface water flooding.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The land adjoins the existing settlement boundary, and the topography is relatively flat exhibiting ridge and furrow. Given the open nature of the landscape, the site provides sweeping views towards the north and east.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Piecemeal Enclosure", which has a medium to high capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.</p>
Historic Environment	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on this site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 770 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 400 metres from Deddington C of E Primary School, which is a walkable distance for most people.</p>

SEA topic	Commentary, DNP11: Land east of A4260, Banbury Road
Health and Wellbeing	<p>The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 690 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located further away, approximately 1,150 metres away by foot.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the town’s wider green infrastructure network.</p>
Transportation	<p>The site is located approximately 770 metres away from Deddington town centre, which will limit the need for residents to travel via private vehicle to access local services and facilities.</p> <p>With reference to local public transport networks, the site is located approximately 370 metres from the closest bus stop, The Leyes off Banbury Road, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/ no effect	Uncertain effect

SEA topic	Commentary, DNP20: Home Farm Works, Clifton Road
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Biodiversity and Geodiversity	<p>An allocation at this site is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to Local Wildlife Site (LWS) Deddington Mill.</p> <p>There are no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent to, or near the site, and the biodiversity interest of the site is limited as a brownfield site.</p>
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SEA topic	Commentary, DNP20: Home Farm Works, Clifton Road
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Deddington town and an intensification of uses at this location. The site is in relatively good proximity to the services and facilities in Deddington town centre, helping to limit the need to travel to local facilities (and associated greenhouse gas emissions).</p> <p>With reference to flood risk issues, the site falls within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). The site also has a very low risk of surface water flooding.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would not result in the loss of greenfield land as this is a brownfield site, consisting of buildings, outbuildings, and hardstanding. The land does not adjoin the existing settlement boundary, but it is opposite the redrawn settlement boundary, and the topography is relatively flat. Given the open nature of the landscape, the site provides sweeping views towards the north and east. However, the previously developed nature of the site will limit impacts from development on landscape character.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area defined as "Rural - Village" and was an area infilled further later in the modern period.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.</p>
Historic Environment	<p>The site does not fall within the Deddington Conservation Area, nor is it considered within the setting of the Conservation Area.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No registered parks and gardens are in the vicinity of the site. Scheduled monument Deddington Castle is relatively near to the site, approximately 170 metres to the south on the other side of Clifton Road. However, the site does not fall within the wider setting of Deddington Castle.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. However, given the site largely comprises previously developed land, development would not lead to the loss of productive agricultural land. This will also support the efficient use of land.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>The site is near the services and facilities in Deddington town centre. The walk between the centre of the site and the Market Place is approximately 890 metres, which will limit the need for residents to travel via private vehicle to access amenities. The site is approximately 1 kilometre from Deddington C of E Primary School, which is not a walkable distance for most people.</p>

SEA topic	Commentary, DNP20: Home Farm Works, Clifton Road
Health and Wellbeing	The site is within walking distance of Deddington Health Centre on Earls Lane, which is located approximately 730 metres away by foot. Key recreational and sports facilities, located in the vicinity of Windmill Community Centre, are located significantly further away, approximately 1,590 metres away by foot. The site is accessible to the Public Rights of Way (PRoW) network and the town's wider green infrastructure network.
Transportation	The site is located approximately 890 metres away from Deddington town centre, which will limit the need for residents to travel via private vehicle to access local services and facilities. With reference to local public transport networks, the site is located approximately 970 metres from the closest bus stop, the Library on Horse Fair, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).

Key	
Likely adverse effect (without mitigation measures)	Likely positive effect
Neutral/ no effect	Uncertain effect




## Clifton sites

SEA topic	Commentary, DNP16: Home Farm
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SEA topic	Commentary, DNP16: Home Farm
Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site is within an SSSI IRZ for “any residential development of 100 or more houses outside existing settlements/urban areas”. This relates to the presence of the Bestmoor SSSI, which is located approximately 1.5km south of the site. The capacity of the site is however lower than this criteria, so no significant effects are envisaged in relation to the SSSI. There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish at Deddington Mill.</p> <p>There is an area of deciduous woodland Biodiversity Action Plan (BAP) Priority Habitat located on south eastern boundary of the site. Whilst the loss of this habitat to development is unlikely, disturbance to the habitat has the potential to take place from noise, light pollution or trampling from enhanced access. In addition, a number of the buildings on the site may be home to bird and bat species (although this is uncertain).</p>
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Clifton and an intensification of uses at this location. The site is approximately 2.1 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the ‘Upstanding Village Farmlands’ Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area described as “Scattered villages are characteristic of parts of Oxfordshire. Development is highly likely to have a significant impact on landscape character”, with Low-Medium capacity for urban development.</p> <p>However, whilst the landscape is sensitive in the area, the site contains existing developed areas including redundant farm buildings. In this respect the site has been defined by Cherwell as previously developed land. In addition, the presence of Grade II listed buildings on the northern boundary (which would be retained) provide screening from the wider landscape to the north. As such, impacts on landscape character from appropriate scaled development would likely be limited.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>









SEA topic	Commentary, DNP16: Home Farm						
Historic Environment	<p>The site contains one listed building.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 30%;">Heritage assets affected</th> <th style="width: 40%;">What contribution does the site make to the significance of the heritage asset(s)?</th> <th style="width: 30%;">Potential impact of development on significance.</th> </tr> </thead> <tbody> <tr> <td> <p>Home Farmhouse and Attached Farm Building Range. The building is Grade II listed and dates from the early C18th and was altered in the late C19th. Comprising of a four-unit plan plus farmbuilding range, it is constructed of coursed squared marlstone with some wooden lintels and some ashlar dressings; concrete plain-tile and Welsh-slate roofs with stone-and-brick stacks.</p> </td> <td> <p>In addition to the listed building, which is located on the northern boundary of the site, the site comprises a range of farm buildings which form the setting of Home Farmhouse to the south.</p> <div style="text-align: center;">  <p><b>Figure 5: Home Farmhouse (source: Google Street View).</b></p> </div> </td> <td> <p>Assuming that development would not lead to the loss of the listed building, development of the site would have impacts on the setting of the features associated with the listing. However, effects depend on the design and layout of development. In this context an allocation offers the potential to support the rejuvenation of the historic environment in this location.</p> </td> </tr> </tbody> </table>	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	<p>Home Farmhouse and Attached Farm Building Range. The building is Grade II listed and dates from the early C18th and was altered in the late C19th. Comprising of a four-unit plan plus farmbuilding range, it is constructed of coursed squared marlstone with some wooden lintels and some ashlar dressings; concrete plain-tile and Welsh-slate roofs with stone-and-brick stacks.</p>	<p>In addition to the listed building, which is located on the northern boundary of the site, the site comprises a range of farm buildings which form the setting of Home Farmhouse to the south.</p> <div style="text-align: center;">  <p><b>Figure 5: Home Farmhouse (source: Google Street View).</b></p> </div>	<p>Assuming that development would not lead to the loss of the listed building, development of the site would have impacts on the setting of the features associated with the listing. However, effects depend on the design and layout of development. In this context an allocation offers the potential to support the rejuvenation of the historic environment in this location.</p>
	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.				
<p>Home Farmhouse and Attached Farm Building Range. The building is Grade II listed and dates from the early C18th and was altered in the late C19th. Comprising of a four-unit plan plus farmbuilding range, it is constructed of coursed squared marlstone with some wooden lintels and some ashlar dressings; concrete plain-tile and Welsh-slate roofs with stone-and-brick stacks.</p>	<p>In addition to the listed building, which is located on the northern boundary of the site, the site comprises a range of farm buildings which form the setting of Home Farmhouse to the south.</p> <div style="text-align: center;">  <p><b>Figure 5: Home Farmhouse (source: Google Street View).</b></p> </div>	<p>Assuming that development would not lead to the loss of the listed building, development of the site would have impacts on the setting of the features associated with the listing. However, effects depend on the design and layout of development. In this context an allocation offers the potential to support the rejuvenation of the historic environment in this location.</p>					
<p>No further features are listed on the Oxfordshire HER are present on or adjacent to the site.</p> <p>The site is not within the setting of a conservation area and no scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p>							
Land, Soil and Water Resources	<p>The site comprises existing buildings and farm structures. Cherwell District Council has classified the site as previously developed land. As such, development of the site would support the efficient use of land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>						
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing. Development at this location offers potential opportunities for the rejuvenation of this underutilised site for community benefits.</p> <p>Clifton has limited services and facilities. In this context, the site is located approximately 2.1km from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>						
Health and Wellbeing	<p>The site is approximately 2km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 3km east of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network, including via the footpath which runs south from Home Farm.</p>						
Transportation	<p>The site is located approximately 2.1km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.</p> <p>Clifton is not served by frequent bus services. The site is approximately 2.1km from the closest bus stop at the Market Place in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>						
<b>Key</b>							

SEA topic	Commentary, DNP16: Home Farm	
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

SEA topic	Commentary, DNP17: Catling	
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Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Clifton and an intensification of uses at this location. The site is approximately 2.6 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). A very limited part of the south west edge of the site has a low risk of surface water flooding, meaning that each year this area has a chance of flooding of between 0.1% and 1%, although this is not a significant constraint to development.</p>	

SEA topic	Commentary, DNP17: Catling										
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Clay Vale' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area described as "Scattered villages are characteristic of parts of Oxfordshire. Development is highly likely to have a significant impact on landscape character", with Low-Medium capacity for urban development.</p> <p>Whilst the landscape is sensitive in the area, the site is relatively contained in the wider landscape, including from the south, west and east. The northern boundary is however more open to the wider landscape. The site also has some heritage setting issues (as described below under the historic environment SEA topic).</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>										
Historic Environment	<p>The site located to the north, and is within the setting of, two listed buildings:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Heritage assets affected</th> <th style="width: 33%;">What contribution does the site make to the significance of the heritage asset(s)?</th> <th style="width: 33%;">Potential impact of development on significance.</th> </tr> </thead> <tbody> <tr> <td style="vertical-align: top;"> <p>St James Farmhouse (Grade II listed). The farmhouse dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a thatched roof with brick stacks.</p> </td> <td style="vertical-align: top;"> <p>The site is located 50m to the north, and is visible from the rear of the listed building. Given current uses, the site detracts in some respects from the setting of the listed building.</p>  <p><b>Figure 6: St James Farmhouse (source: Google Street View).</b></p> </td> <td style="vertical-align: top;"> <p>Development of the site would have impacts on the setting of the listed building and views to and from the north. However, effects depend on the design and layout of development. In this context an allocation offers some potential to enhance the setting of the listed building.</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p>Duke of Cumberlands Head Public House (Grade II listed). Recorded as a public house since 1774, it dates from the C17th and was remodelled and/or enlarged in the early C18th. It is constructed of coursed squared marlstone with wooden lintels; thatch and Welsh-slate roofs with brick ridge stacks</p> </td> <td style="vertical-align: top;"> <p>The site is located 45m to the north, and is visible from the rear of the public house and garden/car park. Given current uses, the site detracts in some respects from the setting of the listed building.</p>  <p><b>Figure 7: St James Farmhouse (source: Google Street View).</b></p> </td> <td style="vertical-align: top;"> <p>Development of the site would have impacts on the setting of the listed building and views to and from the north. However, effects depend on the design and layout of development. In this context an allocation offers some potential to enhance the setting of the listed building.</p> </td> </tr> </tbody> </table>		Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	<p>St James Farmhouse (Grade II listed). The farmhouse dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a thatched roof with brick stacks.</p>	<p>The site is located 50m to the north, and is visible from the rear of the listed building. Given current uses, the site detracts in some respects from the setting of the listed building.</p>  <p><b>Figure 6: St James Farmhouse (source: Google Street View).</b></p>	<p>Development of the site would have impacts on the setting of the listed building and views to and from the north. However, effects depend on the design and layout of development. In this context an allocation offers some potential to enhance the setting of the listed building.</p>	<p>Duke of Cumberlands Head Public House (Grade II listed). Recorded as a public house since 1774, it dates from the C17th and was remodelled and/or enlarged in the early C18th. It is constructed of coursed squared marlstone with wooden lintels; thatch and Welsh-slate roofs with brick ridge stacks</p>	<p>The site is located 45m to the north, and is visible from the rear of the public house and garden/car park. Given current uses, the site detracts in some respects from the setting of the listed building.</p>  <p><b>Figure 7: St James Farmhouse (source: Google Street View).</b></p>	<p>Development of the site would have impacts on the setting of the listed building and views to and from the north. However, effects depend on the design and layout of development. In this context an allocation offers some potential to enhance the setting of the listed building.</p>
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	<p>No further features are listed on the Oxfordshire HER are present on or adjacent to the site.</p> <p>The site is not within the setting of a conservation area and no scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p>										

SEA topic	Commentary, DNP17: Catling	
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a moderate likelihood (20-60%) of being underlain by BMV land. In this respect, it is not certain whether development on the site will lead to the loss of BMV land.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, is within a nitrate vulnerable zone.</p>	
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Clifton has limited services and facilities. In this context, the site is located approximately 2.6km distant from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>	
Health and Wellbeing	<p>The site is approximately 2.3km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 3.3km east of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network.</p>	
Transportation	<p>The site is located approximately 2.6km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.</p> <p>Clifton is not served by frequent bus services. The site is approximately 2.6km from the closest bus stop at the Market Place in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
<b>Key</b>		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

**SEA topic**

**Commentary, DNP22: Land at Manor Barn, Chapel Close**



**Biodiversity and Geodiversity**

An allocation at this site is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to Local Wildlife Site (LWS) Deddington Mill.

There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a deciduous woodland bordering the western boundary of the site. Deciduous woodland supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise, light pollution or trampling from enhanced access. Despite this, the biodiversity interest of the site itself, which comprises agricultural land, is limited.

**Climate Change**

Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Clifton and an intensification of uses at this location. The site is approximately 2.7 kilometres from the services and facilities available in Deddington town centre, including the closest bus stop at the Market Place. Development at this site will likely cause an increase in the number of residents travelling into Deddington via private vehicle to access amenities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to a frequent bus service.

With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding. However, the southern boundary of the site borders a drain, which has a low risk of flooding from surface water.



SEA topic	Commentary, DNP22: Land at Manor Barn, Chapel Close
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The land adjoins the existing settlement boundary and has a slightly sloped topography. Given the open nature of the landscape, the site provides longer distance views towards the south and east.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area described as "Planned Enclosure", which has a low to medium capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.</p>
Historic Environment	<p>The site does not fall within a Conservation Area, as there is not one in Clifton. No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Good to Moderate'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on this site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ), but it does fall within a Drinking Water Safeguard Zone (Surface Water). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Clifton has limited services and facilities and is located approximately 2.7 kilometres from the services and facilities available in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>
Health and Wellbeing	<p>The site is approximately 2.5 kilometres away from Deddington Health Centre on Earls Lane, making it not readily accessible via foot. The site is also a significant distance from the recreational and sports facilities located in the vicinity of Windmill Community Centre in Deddington, at approximately 3.4 kilometres away.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the hamlet's wider green infrastructure network.</p>
Transportation	<p>The site is located approximately 2.7 kilometres away from Deddington town centre, which will increase the need for residents to travel via private vehicle into Deddington to access local services and facilities.</p> <p>Clifton is not served by a frequent bus service. The site is approximately 2.7 kilometres away from the closest bus stop at the Market Place in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>

<b>SEA topic</b>		<b>Commentary, DNP22: Land at Manor Barn, Chapel Close</b>	
<b>Key</b>			
Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/ no effect		Uncertain effect	

## Hempton sites

<b>SEA topic</b>	<b>Commentary, DNP18: Radwell Hill</b>
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Biodiversity and Geodiversity	<p>An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).</p> <p>There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited.</p>	
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Hempton and an intensification of uses at this location. The site is approximately 2.5 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>	

SEA topic	Commentary, DNP18: Radwell Hill
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The site covers a large area with a flat topography on most of the site (with the exception of the southern edge). It is relatively open to the wider landscape with some longer distance views in from the west and east.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study the site is within an area characterised as a "An area of open fields system enclosed through piecemeal enclosure in the early 19th century, later in the 19th century, a small number of boundaries were lost. The general character, however, remains that of the 19th century piecemeal enclosure", with Low-Medium capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment.</p> <p>The site is not within the setting of a conservation area, no nationally listed buildings are present on the site and the site is not within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, is within a nitrate vulnerable zone.</p>
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Hempton has limited services and facilities. In this respect, the site is located approximately 2.6km distant from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>
Health and Wellbeing	<p>The site is approximately 2.6km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 1.9km west of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network.</p>



**SEA topic** **Commentary, DNP18: Radwell Hill**

**Transportation**

The site is located approximately 2.6km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.

Hempton is not served by frequent bus services. The site is approximately 2.4km from the closest bus stop at Horse Fair in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).

**Key**

Likely adverse effect (without mitigation measures)		Likely positive effect	
Neutral/ no effect		Uncertain effect	

**SEA topic** **Commentary, DNP19: Land south of the Lane**



**Biodiversity and Geodiversity**

An allocation at this location is not likely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to the Local Wildlife Site present in the parish (at Deddington Mill).

There no Biodiversity Action Plan (BAP) Priority Habitats within, adjacent or close to the site, and the biodiversity interest of the site is limited. There is a line of mature trees located along the eastern site boundary, and a number of mature trees in the centre of these site. These contribute to local ecological networks within the landscape and would need to be retained through new development areas, alongside the delivery of net gains.

**Climate Change**

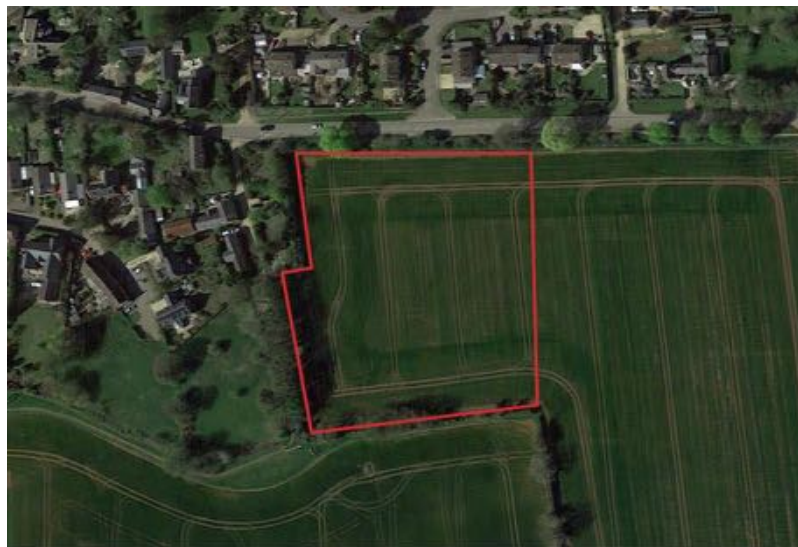
Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Hempton and an intensification of uses at this location. The site is approximately 2.4 km from the services and facilities available in Deddington town centre. This will increase the need to travel to local facilities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to frequent bus services.

With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.

SEA topic	Commentary, DNP19: Land south of the Lane						
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>According to the Oxfordshire Historic Landscape Character Assessment Urban Capacity for Change study, the site is within an area described as "Scattered villages are characteristic of parts of Oxfordshire. Development is highly likely to have a significant impact on landscape character", with Low-Medium capacity for urban development. An allocation at this location would result in the loss of greenfield land to the south of the settlement boundary. There are some views into the site from the wider countryside to the south. However, the site is relatively enclosed within the landscape given its size and proximity to other buildings in the settlement.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with tree preservation order (TPO) designations.</p>						
Historic Environment	<p>The site is not within a sensitive location with regards to the historic environment.</p> <p>The site is located 60m south of a listed building.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 33%;">Heritage assets affected</th> <th style="width: 33%;">What contribution does the site make to the significance of the heritage asset(s)?</th> <th style="width: 33%;">Potential impact of development on significance.</th> </tr> </thead> <tbody> <tr> <td>The Homestead (Grade II listed). The house dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a corrugated-iron roof with brick ridge stack.</td> <td>The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.</td> <td>Development of the site would have limited impacts on the setting of the listed building.</td> </tr> </tbody> </table> <p>The site is not within the setting of a conservation area, and no scheduled monuments or registered parks and gardens are in the vicinity of (or have the potential to be affected by development on) the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>	Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.	The Homestead (Grade II listed). The house dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a corrugated-iron roof with brick ridge stack.	The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.	Development of the site would have limited impacts on the setting of the listed building.
Heritage assets affected	What contribution does the site make to the significance of the heritage asset(s)?	Potential impact of development on significance.					
The Homestead (Grade II listed). The house dates from the late C17th / early C18th. It is constructed of coursed squared marlstone with wooden lintels and has a corrugated-iron roof with brick ridge stack.	The site is located 60m to the north, but has limited visibility, framed by existing development on The Lane.	Development of the site would have limited impacts on the setting of the listed building.					
Land, Soil and Water Resources	<p>A recent detailed agricultural land classification (ALC) assessment has not been undertaken for this location. However, the 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England undertaken by Natural England indicates that the site has a high chance (&gt;60%) of being underlain by BMV land. In this respect, development on the site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, there are no watercourses passing through the site boundaries. The site does not overlap a groundwater source protection zone (SPZ), but, like the rest of the parish, the site is within a nitrate vulnerable zone.</p>						
Population and Community	<p>Allocation of the site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Hempton has limited services and facilities. In this respect, the site is located approximately 2.4km distant from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>						

SEA topic	Commentary, DNP19: Land south of the Lane	
Health and Wellbeing	<p>The site is approximately 2.3km to Deddington Health Centre at Earls Lane in Deddington.</p> <p>The site is not readily accessible to recreational and sports facilities. In this context the site is located 1.7km west of the facilities at Windmill Community Centre in Deddington.</p> <p>The site is accessible to the Public Rights of Way network.</p>	
Transportation	<p>The site is located approximately 2.4km from the amenities in Deddington town centre. This will increase the need for residents to travel for many day-to-day services and facilities.</p> <p>Hempton is not served by frequent bus services. The site is approximately 2.1km from the closest bus stop at Horse Fair in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

SEA topic	Commentary, DNP23: Land south of Hempton Road	
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Biodiversity and Geodiversity	<p>An allocation at this location is unlikely to adversely impact any internationally or nationally designated sites for biodiversity. The site does not overlap with a SSSI IRZ for the types of development potentially to be taken forward through the Neighbourhood Plan (i.e., residential, rural residential and rural non-residential). There are no national or local nature reserves located in the vicinity of the site, and the site is not in proximity to Local Wildlife Site (LWS) Deddington Mill.</p> <p>There are no Biodiversity Action Plan (BAP) Priority Habitats within the site, but there is a deciduous woodland 200 metres south of the site. Deciduous woodland supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place from noise and light pollution. Despite this, the biodiversity interest of the site itself, agricultural land, is limited.</p>	
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SEA topic	Commentary, DNP23: Land south of Hempton Road
Climate Change	<p>Development of the site will lead to inevitable increases in greenhouse gas emissions from an increase in the built footprint of Hempton and an intensification of uses at this location. The site is approximately 2.1 kilometres from the services and facilities available in Deddington town centre, and 2 kilometres from the closest bus stop, the Library on Horse Fair. Development at this site will likely cause an increase in the number of residents travelling into Deddington via private vehicle to access amenities (with associated effects on greenhouse gas emissions). In addition, the site is not in proximity to a frequent bus service.</p> <p>With reference to flood risk issues, the site is within Flood Zone 1, with a very low risk of fluvial flooding (meaning that each year this area has a chance of flooding of less than 0.1%). It also has a very low risk of surface water flooding.</p>
Landscape	<p>The site is not within or within proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. It is located within the 'Upstanding Village Farmlands' Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study.</p> <p>An allocation at this location would result in the loss of greenfield land. The land adjoins the existing settlement boundary, and the topography is relatively flat. Given the open nature of the landscape, and the sites position at the top of a hill, the site provides sweeping views towards the south and east.</p> <p>According to the Oxfordshire Historic Landscape Characterisation (HLC) project, the site is within an area described as "Planned Enclosure", with has a low to medium capacity for urban development.</p> <p>With reference to locally important landscape features, the site does not contain any significant trees with Tree Preservation Order (TPO) designations.</p>
Historic Environment	<p>The site does not fall within a Conservation Area, as there is not one in Hempton.</p> <p>No nationally listed buildings are present on the site, nor is the site within the direct setting of any listed buildings. No scheduled monuments or registered parks and gardens are in the vicinity of the site.</p> <p>No features listed on the Oxfordshire HER are present on or adjacent to the site.</p>
Land, Soil and Water Resources	<p>A recent 'Agricultural Land Classification (ALC) Assessment' has not been undertaken for this location. However, the ALC assessment undertaken by Natural England in 2010 for South East England classified agricultural land on this site as 'Very Good'. The more recent 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that the site has a high likelihood (&gt;60%) of being underlain by BMV land. In this respect, development on this site is likely to lead to the loss of productive agricultural land. It is recognised that the extent of loss of BMV land would depend on the ultimate developed area associated with any development taken forward.</p> <p>In terms of the water environment, no watercourses pass through the site. The site does not fall within a Source Protection Zone (SPZ). As is the case for the entire Parish, the site falls within the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ).</p>
Population and Community	<p>An allocation at this site will contribute positively towards meeting local housing needs, including through the delivery of affordable housing.</p> <p>Hempton has limited services and facilities and is located approximately 2.1 kilometres from the services and facilities in Deddington town centre. This will increase the need for residents to travel to the key amenities provided here. The site is also located relatively far away from Deddington C of E Primary School.</p>

SEA topic	Commentary, DNP23: Land south of Hempton Road	
Health and Wellbeing	<p>The site is approximately 2.2 kilometres away from Deddington Health Centre on Earls Lane, making it not readily accessible via foot. However, the site is slightly closer to the recreational and sports facilities located in the vicinity of Windmill Community Centre in Deddington, at approximately 1.4 kilometres away.</p> <p>The site is accessible to the Public Rights of Way (PRoW) network and the village's wider green infrastructure network.</p>	
Transportation	<p>The site is located approximately 2.1 kilometres away from Deddington town centre, which will increase the need for residents to travel via private vehicle into Deddington to access local services and facilities.</p> <p>Hempton is not served by a frequent bus service. The site is approximately 2 kilometres from the closest bus stop, the Library on Horse Fair in Deddington, which is serviced by Stagecoach S4 (linking Deddington with Banbury and Oxford).</p>	
Key		
Likely adverse effect (without mitigation measures)		Likely positive effect
Neutral/ no effect		Uncertain effect

## Summary of results

SEA topic	DNP1	DNP2	DNP6	DNP7	DNP10	DNP11	DNP16	DNP17	DNP18	DNP19	DNP20	DNP22	DNP23
Biodiversity and Geodiversity	Blue	Yellow	Yellow	Blue	Blue	Blue	Blue	Yellow	Yellow	Blue	Yellow	Blue	Blue
Climate Change	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Red	Red	Red	Blue	Yellow	Red	Red
Landscape	Blue	Blue	Yellow	Blue	Red	Blue	Blue	Blue	Blue	Blue	Green	Blue	Blue
Historic Environment	Red	Yellow	Yellow	Red	Yellow	Yellow	Red	Red	Yellow	Yellow	Yellow	Yellow	Yellow
Land, Soil and Water Resources	Red	Red	Red	Red	Red	Red	Green	Blue	Red	Red	Green	Red	Red
Population and Community	Green	Green	Green	Green	Green	Green	Green	Blue	Blue	Blue	Green	Blue	Blue
Health and Wellbeing	Green	Green	Green	Green	Green	Green	Blue	Blue	Blue	Blue	Green	Blue	Blue
Transportation	Green	Green	Green	Green	Green	Green	Red	Red	Red	Red	Blue	Red	Red

### Key

Likely adverse effect (without mitigation measures)

Neutral/ no effect



Likely positive effect



Uncertain effect





## Establishing spatial strategy options

- 5.16 Whilst an indicative housing number has not been provided to the neighbourhood group by Cherwell District Council (in part due to the ongoing development of the Oxfordshire Plan 2050), a Housing Needs Assessment (HNA) was undertaken for the DNP in June 2021<sup>15</sup>. This has indicated a housing needs figure of seven dwellings per annum up to 2040 (or 126 dwellings over the plan period).
- 5.17 To support the consideration of how development should be delivered through the DNP, three spatial strategy options have been considered through the SEA process. This has explored three different development strategies to deliver in the region of 126 dwellings (which excludes extant planning permissions)<sup>16</sup>.
- 5.18 The spatial strategy options appraised are as follows:
- **Option A:** Locate all development on one large site at Deddington
  - **Option B:** Locate all development on a range of site sizes at Deddington; and
  - **Option C:** Locate some development at Clifton and/ or Hempton with most development at Deddington.

## Spatial strategy options: Appraisal findings

- 5.19 The tables overleaf present the findings of the assessment of the three development strategy options. The assessment explores the relative merits of different spatial strategies for the DNP in relation to the eight SEA topics.
- 5.20 To support the assessment findings, the options have been ranked in terms of their sustainability performance. It is intended that this will provide a basic indication of the relative sustainability merits of the options in relation to each key issue considered. An appreciation of those relative merits is a useful tool to aid the neighbourhood group in its selection of a preferred option to carry forward to the Regulation 14 version of the DNP.

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<sup>15</sup> AECOM (June 2021) Deddington Neighbourhood Plan Housing Needs Assessment.

<sup>16</sup> Deducting the 36 unimplemented planning permissions which exist in the parish suggests a net housing need figure of c.90 dwellings.

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Biodiversity and Geodiversity**

In terms of potential impacts on SSSIs, Deddington and Hempton are not within an SSSI Impact Risk Zone (IRZ) for the type of development which has the potential to take place in the vicinity of the settlements through the options. Whilst Clifton is within an IRZ for “any residential development of 100 or more houses outside existing settlements/urban area” (relating to its relative proximity to the Bestmoor SSSI, 1.5km to the south), none of the options would be likely to deliver 100 or more homes at this location.

In broad terms, Options A and B, which focus development towards Deddington, has increased potential to lead to significant negative effects on habitats, species and ecological networks in the vicinity of the town. This includes through loss of habitats, ecological connections and key landscape features of biodiversity value. In a similar context, the delivery of a higher level of development in Clifton and/or Hempton through Option C has the potential to result in an increased negative effect on biodiversity in and around these settlements, while also helping to limit some impacts on biodiversity assets in Deddington.

Whilst Option A, through delivering one larger site in Deddington, has increased potential to lead to concentrated (and potentially significant) effects on biodiversity assets in the vicinity of the site taken forward, a larger scale of housing delivery may increase opportunities for biodiversity enhancements through developer-led contributions. This is given a larger scale development site would be likely to support proactive green infrastructure planning, which could seek to maximise the biodiversity element of multifunctional green infrastructure provision, including through a masterplanning approach.

It should be noted though that all allocations have the potential to promote net gains in biodiversity value if appropriate measures are included in relevant policies of the Neighbourhood Plan. Therefore, potential effects on biodiversity will vary depending on the specific site plans, Neighbourhood Plan policies and developer-led contributions. In this respect, the introduction of the Environment Act, which will to implement a new duty for developers to deliver ten per cent net biodiversity gain in new schemes (of all scales), is also a consideration in the longer term. However, whilst bearing this inherent uncertainty in mind, it is considered that an increased level of housing delivery in one location may enable a more effective approach to delivering on site net gains.

**Rank of relative sustainability performance**

<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
1	2	2

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Climate change**

With regards to climate change mitigation, it is recognised that development under any of the options could be supported with a policy framework that seeks high levels of efficiency in design. The supporting policy framework can also identify and action wider measures that increase resilience, such as robust ecological and green infrastructure networks, accessibility improvements and widespread active travel networks, and renewable energy developments.

By locating all development on one large site, and benefiting from economies of scale, Option A performs favourably as it has the greatest potential to deliver on-site climate change measures such as decentralised energy and active travel infrastructure, contributing to a reduction in emissions.

A key consideration which relates to spatial distribution is the accessibility of development, and in this respect, Options A and B perform more favourably as Option C locates some development in the less well-connected settlements of Clifton and Hempton.

It is recognised that all options are likely to result in the loss of agricultural land, which contributes to below ground carbon storage.

Given the potential to deliver significant positive effects in relation to climate mitigation, Option A is preferred overall. For the reasons outlined above, Option B is ranked higher than Option C.

In relation to climate change adaptation, it is recognised that all options will be directed by the need for sequential and exception testing, which should ultimately ensure that vulnerable development within the floodplain is avoided. It is also recognised that the supporting policy framework for any of the options could ensure that suitable drainage strategies are included in development proposals, which minimise all forms of flood risk and seek betterment in terms of flood risk and/ or water quality.

<b>Rank of relative sustainability performance</b>		
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
1	2	3

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Landscape**

None of the options would result in development within or in close proximity to a National Park, Area of Outstanding Natural Beauty (AONB) or any Green Belt land. All of the options would deliver development within the ‘Upstanding Village Farmlands’ Landscape Type as defined by the Oxfordshire Wildlife and Landscape Study. It is assumed that development under any of the options is likely to result in the loss of greenfield and agricultural land.

All of the options have the potential for impacts on the landscape character of Deddington through the development of greenfield and agricultural land. Options A and B are more likely to have a negative effect compared to Option C given the increased scale of growth at Deddington; however, the difference is unlikely to be significant. Focussing growth on one large site under Option A presents a better opportunity to comprehensively plan for development and deliver appropriate mitigation measures compared to development spread across a range of sites as proposed under Option B. Option C has the potential for impacts on the landscape character of the smaller villages of Clifton and Hempton.

Ultimately the nature and significance of effects are dependent on the precise location and scale of growth. Given the lack of any significant landscape sensitivities, it is likely that suitable mitigation could be delivered under any of the options to ensure that there are no residual significant effects as a result of development. Option A provides opportunities to masterplan for development on one site, as well as avoiding impacts on the landscape character of Clifton and Hempton; however, the option also has increased likelihood to lead concentrated effects on landscape character in the vicinity of the location chosen for development. In this respect it is not possible to rank the options in terms of likely impacts on landscape character.

<b>Rank of relative sustainability performance</b>		
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
?	?	?

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Historic Environment**

All of the options propose growth at Deddington, where a range of heritage assets are present. These include the Deddington Conservation Area, Deddington Castle Scheduled Monument, Grade I listed Leadenporch House as well as numerous Grade II and II\* listed buildings. As a result, development under any of the options has the potential for negative effects on the significance of these heritage assets and their settings. It should be noted that the north and west of Deddington is less sensitive in terms of the historic environment compared to the east, south east and south of the town. Ultimately the nature and significance of effects will be dependent on the precise location, scale and layout of development.

Option A presents an opportunity to comprehensively plan for development on one large site and this could help to reduce the significance of effects on the historic environment, but this is dependent on the precise location of development. Option C proposes less growth at Deddington but also includes growth at Clifton and Hempton, which contain six and seven Grade II listed buildings respectively. Option C is therefore more likely to have impacts on the historic environment at Clifton and Hempton but less likely to have impacts on the significance of the historic environment of Deddington.

At this stage, whilst Option C directs less growth towards Deddington, which in many respects has increased sensitivity in terms of the historic environment compared to Clifton and Hempton, the overall significance of effects depends on the specific location of development and its design, use of materials and layout. Similarly, whilst in some respects Option A may perform better compared to Option B as it provides an opportunity to comprehensively plan for development at one location and mitigate potential impacts on the historic environment, a concentrated approach to development may have increased impacts on the historic character of the town. As such it is not possible to differentiate between the options at this level of detail.

Rank of relative sustainability performance		
Option A	Option B	Option C
?	?	?

**Option A:** Locate all development on one large site at Deddington

**Option B:** Locate all development on a range of site sizes at Deddington;

**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Land, Soil and Water Resources**

The 'Predictive Best and Most Versatile (BMV) Land Assessment' for South East England indicates that there is a high likelihood of BMV land (Grade 1 to 3a) present around each of the settlements. It is assumed that development under any of the options has the potential to result in the loss of BMV agricultural and greenfield land.

In terms of the water environment, development within any of the options would fall within the catchment of the River Cherwell, as well as the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ). Development at Clifton under Option C would be in closer proximity to the River Cherwell itself, which is present to the east of the settlement.

Overall, there is little to differentiate between the options. Option A and B are however determined to perform better compared to Option C as they direct development away from the River Cherwell to the east of Clifton.

Rank of relative sustainability performance		
Option A	Option B	Option C
1	1	2

**Option A:** Locate all development on one large site at Deddington  
**Option B:** Locate all development on a range of site sizes at Deddington  
**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Population and Community**  
 All of the options would deliver the identified local housing need.  
 Option A has the potential to deliver a greater mix of new homes within the neighbourhood area as well as more affordable homes. This is given the improved viability of delivering a wider range of types and tenures through delivering growth all on one site compared to spread across a number of smaller sites.  
 Options A and B direct all growth towards the services and facilities on offer within Deddington. There are limited services/ facilities on offer within Hempton and Clifton. As such Option C, through requiring residents to travel to Deddington in order to gain access to key amenities, would deliver increased growth in the less accessible locations in the neighbourhood area.  
 Overall, in relation to this SEA topic, Option A and B perform more favourably than Option C through focussing growth at Deddington, supporting social inclusion and community cohesion. In terms of housing delivery, Option A performs more favourably than Option B through increasing the viability of delivering homes of a wider range of types and tenures.

Rank of relative sustainability performance		
Option A	Option B	Option C
1	2	3

**Option A:** Locate all development on one large site at Deddington  
**Option B:** Locate all development on a range of site sizes at Deddington;  
**Option C:** Locate some development at Clifton and/or Hempton with most development at Deddington.

**Discussion of potential effects and relative merits of options: Health and Wellbeing**  
 All of the options focus the majority of growth towards Deddington, where there is access to a Health Centre on Earls Lane as well as recreational and sports facilities located in the vicinity of Windmill Community Centre. Option C is less likely to have positive effects in this regard as a proportion of the growth is directed towards Hempton and Clifton away from these facilities on offer in Deddington. It is assumed that development under any of the options would be accessible to the Public Rights of Way (PRoW) network and the wider green infrastructure network.  
 There is little to differentiate between Options A and B at this stage in relation to health and wellbeing. Both options direct all growth towards Deddington where there are health and recreational facilities available. Whilst it is uncertain at this stage whether the scale of development proposed and delivered at one large site, as per Option A, could deliver any new kind of health or recreational infrastructure, there may be further potential to deliver additional on-site green infrastructure provision through this option.

Rank of relative sustainability performance		
Option A	Option B	Option C
1	1	2



<p><b>Option A:</b> Locate all development on one large site at Deddington</p> <p><b>Option B:</b> Locate all development on a range of site sizes at Deddington</p> <p><b>Option C:</b> Locate some development at Clifton and/or Hempton with most development at Deddington.</p>		
<p><b>Discussion of potential effects and relative merits of options: Transport</b></p> <p>All three options will lead to inevitable increases in the number of private vehicles within the neighbourhood area.</p> <p>Delivering a higher proportion of growth in the main settlement of Deddington through Options A and B is likely to better support the use of sustainable transport modes such as walking cycling and public transport than Option C. This is given residents are likely to have good access to local services and facilities and frequent bus services linking Deddington with Banbury and Oxford. Options A and B would therefore help to encourage a modal shift and reduce reliance on the private vehicle, helping to limit the potential impacts of growth on the existing highway network. In contrast, Option C, through delivering an increased proportion of development in Hempton and Clifton, which have limited services and facilities and are not served by frequent bus services, will do less to promote sustainable transport modes.</p> <p>Taking the above into account, Options A and B perform better compared to Option C as they are more likely to encourage the use of sustainable transport modes. There is little to differentiate Options A and B, however Option B, through delivering growth at one location, may lead to increased impacts on traffic on specific parts of the road network.</p>		
<p><b>Rank of relative sustainability performance</b></p>		
<b>Option A</b>	<b>Option B</b>	<b>Option C</b>
1	1	2

## Summary of findings

SEA topic	Rank of relative sustainability performance		
	Option A: Locate all development on one large site at Deddington	Option B: Locate all development on a range of site sizes at Deddington	Option C: Locate some development at Clifton and/ or Hempton with most development at Deddington.
Biodiversity and Geodiversity	1	2	2
Climate Change	1	2	3
Landscape	?	?	?
Historic Environment	?	?	?
Land, Soil and Water Resources	1	1	2
Population and Community	1	2	3
Health and Wellbeing	1	1	2
Transportation	1	1	2

- 5.21 Options A and B perform more favourably than Option C against the majority of SEA topics. This is given the options will focus development at Deddington, which is the location in the neighbourhood area with the broadest range of amenities and public transport services. These options will therefore support community cohesion, social inclusion and health and wellbeing, promote sustainable modes of travel and limit emissions from transport.
- 5.22 Option C, whilst limiting some potential impacts on the historic environment and landscape character in the vicinity of Deddington, and supporting the vitality of Hempston and Clifton, would lead to impacts on heritage and landscape/villagescape character in the vicinity of the two smaller settlements. The option would also increase the need to travel to services and amenities, and potentially lead to development in areas of flood risk associated with the River Cherwell to the east of Clifton.
- 5.23 In terms of a comparison between Option A and Option B, Option A has the potential to deliver an increased mix of new homes as well as more affordable homes. This is given the improved viability of delivering a wider range of types and tenures of housing through growth all on one site. The approach also offers opportunities for the delivery of significant green infrastructure (and potentially other community) provision through a masterplanning approach.
- 5.24 However, even with mitigation measures, the delivery of development at one location in the town would have more concentrated effects on landscape character and the historic environment locally, and lead to targeted impacts on issues such as traffic and noise quality. In this respect development across a number of smaller sites through Option B may enable the potential effects of growth to be more effectively managed, limiting the potential for significant environmental effects. This depends however on the specific location, scale, layout and design of development.

## 6. Preferred approach for the neighbourhood plan

6.1 The neighbourhood group's reasons for choosing the preferred approach (**Option B**) in light of the alternatives assessment are identified below:

### *The SEA*

*The outcome of the SEA is that all the sites have the potential for adverse environmental effects without mitigation measures, which is not surprising given the historic rural character of the village and the quality of its surrounding landscape. Only one site (DNP20) was assessed as having no likely adverse effects and one site (DNP4) as having three such effects, with the others somewhere in between. In most cases the development of all the sites offers some potential positive population, health and wellbeing and transport effects; in many cases it is difficult to ascertain the nature of effects.*

*On this basis, there are four sites – DNP20, DNP1, DNP6 and DNP11 – that have the fewest adverse effects and similar potential for positive effects. The assessment indicates that mitigation measures ought to be deliverable on all of these sites to reduce the scale of those adverse effects.*

### *Community survey*

*A community survey was undertaken between May and June 2022, during which the community was invited to express opinions on each of the available sites. At the time, the communities of Clifton and Hempton were invited to participate, but with the decision to exclude the villages from further consideration, only the opinions of Deddington village residents have been assessed. The outcome of the survey indicates that sites DNP20, DNP6 and DNP11 have a noticeably higher approval rating with very little difference across the other sites.*

### *Deliverability assessment*

*The team has engaged with the land interests of the four most favoured sites from the SEA and community assessments – DNP20, DNP6, DNP11 and DNP1 – to gauge the extent to which they are serious in promoting their land and to which they may be interested in delivering non-housing benefits. It has concluded that each land interest is serious and has sufficient control of the land in question at present to deliver a housing scheme. In terms of judging viability, the team has requested the land interests to make clear any potential viability issues that may compromise the ability of a proposal to be policy compliant in due course.*

### *The preferred approach*

- *In blending together the outcome of the SEA, community survey and deliverability assessment, the team has recommended to Deddington*

*Parish Council that the following site is considered for allocation in the Pre-Submission DNP:DNP11 East of Banbury Road (for approx. 90 homes)<sup>17</sup>*

*DNP1 and DNP6 have not been considered for allocation because DNP11 meets the housing requirement of the DNP on its own. In addition, DNP1 and DNP6 could not deliver the social benefits associated with DNP11.*

*In discussion with Cherwell District Council, the team has concluded that the other favoured site DNP20 should not be considered for allocation as it is an established employment use that provides an important source of jobs and of a use type that may be difficult to replace elsewhere in the local area. This value is regarded as outweighing the likely positive environmental effect of reusing brownfield land noted in the SEA.”*

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<sup>17</sup> The boundary of DNP11 has been amended since this site was assessed through the SEA process. Whilst the developed area remains the same, the eastern extent of the northern site boundary has been extended to the north to include a new woodland and habitat opportunities. Meanwhile, the eastern extent of the southern site boundary has been extended to the south to include a community orchard, an opportunity for habitat led attenuation (e.g. a new village pond), an informal car park off Earls Lane, and pedestrian and cycle connections to the village centre.

## **Part 2: What are the SEA findings at this stage?**

## 7. Introduction (to Part 2)

7.1 The aim of this part of the Environmental Report is to present appraisal findings and recommendations in relation to the submission version of the DNP. This chapter presents:

- An appraisal of the submission version of the DNP under the eight SEA topic headings; and
- The overall conclusions at this current stage.

7.2 The Environmental Report accompanying the Regulation 14 consultation on the DNP in November 2022 presented an assessment of the earlier version of the Neighbourhood Plan.

### DNP policies

7.3 The submission version of the DNP puts forward 16 policies to guide development in the neighbourhood area. **Table 5.1** below lists these policies.

7.4 These update those in the pre-submission version of the DNP, which underwent Regulation 14 consultation in November 2022.

**Table 5.1 DNP policies**

Policy Number	Policy Name
DEDD1	Deddington Village Settlement Boundary
DEDD2	Deddington Village Site Allocation
DEDD3	Housing Mix
DEDD4	Design Quality in Deddington
DEDD5	Design Quality in Hempton
DEDD6	Design Quality in Clifton
DEDD7	Landscape Character and Key Views
DEDD8	Travel Planning
DEDD9	Green Infrastructure Network
DEDD10	Local Green Spaces
DEDD11	Community Facilities
DEDD12	Deddington Village Centre
DEDD13	Local Businesses
DEDD14	Home Working
DEDD15	Broadband and Mobile Communications
DEDD16	Zero Carbon Buildings

### Methodology

7.5 The assessment identifies and evaluates 'likely significant effects' on the baseline, drawing on the sustainability objectives identified through scoping (see **Table 3.2**) as a methodological framework.



- 7.6 Every effort is made to predict effects accurately; however, this is inherently challenging given the strategic nature of the policies under consideration and understanding of the baseline (now and in the future under a 'no plan' scenario) that is inevitably limited. Given uncertainties there is a need to make assumptions, e.g., in relation to plan implementation and aspects of the baseline that might be impacted. Assumptions are made cautiously and explained within the text (with the aim of striking a balance between comprehensiveness and conciseness). In many instances, given reasonable assumptions, it is not possible to predict 'significant effects', but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.
- 7.7 Finally, it is important to note that effects are predicted taking account of the criteria presented within Schedule 1 of the SEA Regulations. So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e., the potential for the DNP to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the assessment as appropriate.

## 8. Assessment of the plan

### Introduction

- 8.1 The assessment is presented below under eight topic headings, reflecting the established assessment framework (see **Section 3**). A final section (**Chapter 10**) then presents overall conclusions.

### Plan contents, aims and objectives

- 8.2 Following an introduction and provision of background information, the DNP summarises the key facts and features of the neighbourhood area. It then goes on to identify relevant national and local planning policies that have guided the preparation of the plan. Next, the DNP explains the community involvement that has taken place so far before setting out the vision and objectives of the plan. It then proposes sixteen land use planning policies, which will help achieve the vision and objectives over the plan period. The DNP explains how the plan will be implemented and future development guided and managed and proposes priorities for how the S106 contributions or Community Infrastructure Levy (CIL), if adopted, will be reinvested by the Parish Council in support of the plan objectives. Finally, it proposes how any issues that are outside of the scope of land use planning may be taken forward by the Parish Council.
- 8.3 In terms of the land use planning policies, policy DEDD1 (Deddington Village Settlement Boundary) defines the ‘built-up limits’ of Policy Villages 1 and Villages 2 of the adopted Local Plan onto the policies map for each of the three villages in the neighbourhood area. This is followed by policy DEDD2 (Deddington Village Site Allocation), which allocates ‘land off Banbury Road (north of the Fire Station)’ for approximately 90 homes, a nursery and 20 public parking spaces. Policy DEDD3 (Housing Mix) then outlines which housing types will be supported and identifies the desired mix of affordable homes.
- 8.4 With a focus on design, policies DEDD4 (Design Quality in Deddington), policy DEDD5 (Design Quality in Hempton) and DEDD6 (Design Quality in Clifton) aim to shape design quality in the three main settlements of the neighbourhood area. This is particularly important in Deddington, whether the DNP allocates sites for development during the plan period.
- 8.5 Policy DEDD7 (Landscape Character and Key Views) focuses on landscape, whilst policy DEDD8 (Travel Planning) focuses on transportation and policies DEDD9 (Green Infrastructure Network) and DEDD10 (Local Green Spaces) on biodiversity, climate change adaptation and communities (including health and wellbeing). Policy DEDD11 (Community Facilities) further focuses on communities, whilst policy DEDD12 (Deddington Village Centre), DEDD13 (Local Business), DEDD14 (Home Working) and DEDD15 (Broadband and Mobile Communications) focus on the economy and employment. Finally, policy DEDD16 (Zero Carbon Buildings) focuses on climate change mitigation.

### Biodiversity and geodiversity

- 8.6 The neighbourhood area is relatively unconstrained by designated sites for biodiversity and geodiversity. Whilst it does not intersect with the neighbourhood area, Bestmoor Site of Special Scientific Interest (SSSI) borders

the south eastern corner of the neighbourhood area. Part of the neighbourhood area intersects with the Impact Risk Zone (IRZ) for Bestmoor SSSI, which concerns rural residential development of 100 units or more. Notably, this intersects with Clifton, but not Deddington or Hempton. In terms of locally designated sites, Deddington Mill Local Wildlife Site (LWS) intersects with the northern extent of the neighbourhood area. There is also a community wood known as Daeda's Wood in the neighbourhood area, as well as numerous Biodiversity Action Plan (BAP) Priority Habitats.

- 8.7 In terms of site allocations, policy DEDD2 (Deddington Village Site Allocation) allocates 'land off Banbury Road (north of the Fire Station)'. This site is adjacent to BAP Priority Habitat deciduous woodland. This habitat supports a great variety of species, and whilst direct impacts on this habitat from land take and fragmentation are not anticipated, disturbance may take place in the form of noise, light pollution or trampling from enhanced access. In this respect, there is potential for development in the neighbourhood area to negatively impact biodiversity, however uncertainty is noted at this stage.
- 8.8 Policy DEDD9 (Green Infrastructure Network) seeks to protect the green infrastructure assets within the neighbourhood area that support biodiversity and community enjoyment. It does so by requiring development proposals on land that lies within or adjacent to these assets to demonstrate how it will maintain or enhance its green infrastructure value. This may include through landscaping schemes, layouts, access and public open space provision. In this respect, 'land off Banbury Road' has potential to positively impact biodiversity, which will likely be strengthened alongside the requirement for biodiversity net gain.
- 8.9 Overall, broadly **minor positive effects** are considered likely regarding this SEA topic. The policy provisions of the neighbourhood plan, alongside the likely requirement for biodiversity net gain, may bring minor positive effects for biodiversity, however these are not anticipated to be significant.

## Climate change

- 8.10 In terms of fluvial flood risk, this is largely contained to the east of Clifton along the neighbourhood area's eastern boundary, as well as the northern and southern boundaries of the neighbourhood area. Hence, Deddington, where the DNP allocates sites for development, is at low risk of fluvial flooding.
- 8.11 A similar pattern to the one described for fluvial flood risk is exhibited for surface water flood risk. However, there are small, isolated areas within Deddington at risk of surface water flooding, primarily along the A4260, B4031 and smaller streets that intersect with these roads in the central and south eastern part of the village. Nevertheless, the site allocated through policy DEDD2 (Deddington Village Site Allocation) is at very low risk of surface water flooding.
- 8.12 There is no policy targeted specifically at mitigating flood risk within the neighbourhood area. Nevertheless, policies DEDD9 (Green Infrastructure Network) and DEDD10 (Local Green Spaces) will likely positively contribute towards mitigating flood risk in the neighbourhood area by providing a level of protection to existing green spaces.

- 8.13 In addition to the above, and in line with the NPPF (2021), sequential testing is likely to ensure that any future development within the neighbourhood area avoids areas of high flood risk, and development is likely to deliver mitigation, such as Sustainable Drainage Systems (SuDS), where it is deemed necessary.
- 8.14 In terms of climate change mitigation, policy DEDD16 (Zero Carbon Buildings) requires all future development to be 'zero carbon ready by design', and where possible, buildings should be certified to a Passivhaus or equivalent standard. All planning permissions granted for new/ refurbished buildings should also demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. In this respect, the policy framework of the DNP supports a reduction in operational carbon emissions.
- 8.15 Overall, by recognising growth will occur with or without the DNP, the increase in the built footprint of the neighbourhood area and absolute emissions are not considered a consequence of the DNP. Moreover, it is considered that positive effects will arise as a result of policy DEDD16 (Zero Carbon Buildings) which seeks to limit carbon emissions from new development in the neighbourhood area. In combination with the avoidance of significant effects in relation to flood risk, **minor positive effects** are predicted.

## Landscape

- 8.16 The neighbourhood area is approximately 13km from the Cotswolds Area of Outstanding Natural Beauty (AONB), and in this respect, development within the neighbourhood area is unlikely to negatively impact the wider setting of the AONB.
- 8.17 The neighbourhood area falls within the Cotswolds National Character Area (NCA) and the Cherwell Local Character Area (LCA), which overlaps with landscape types: upstanding village farmlands, clay vale, river meadowlands, and pasture hills. These features contribute to the distinct landscape qualities of the neighbourhood area and should be protected where possible.
- 8.18 The views across the parish are also an important consideration in the planning process as the scale, height and mass of development can ultimately impact key views. Changes, such as development and landscape change, can see these views degraded over time. The Deddington Conservation Area Appraisal highlights several key viewpoints, which are: Earl's Lane south across the paddock by Earl's Farm to the Church of St Peter and St Paul, views from Tays Gateway of the Church and of Castle House, Orchard Bank towards the Castle Grounds, and views towards Park Farm and open countryside to the west.
- 8.19 With regard to the site allocation, 'land off Banbury Road', which is located within the upstanding village farmlands landscape type, would result in the loss of greenfield land. Whilst the site adjoins the existing settlement boundary, and the topography is relatively flat exhibiting ridge and furrow, given the open nature of the landscape the site provides sweeping views towards the north and east. According to the Oxfordshire Historic Landscape Characterisation (HLC) project<sup>18</sup>, the site is within an area defined as "*Piecemeal Enclosure*", which

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<sup>18</sup> Oxfordshire County Council (no date): 'Oxfordshire Historic Landscape Characterisation project', [online] available to access via [this link](#)

has a medium to high capacity for urban development. The site does not contain any significant trees with Tree Preservation Order (TPO) designations.

- 8.20 In response to the above, policy DEDD7 (Landscape Character and Key Views) outlines that development proposals must demonstrate that they will not adversely affect the landscape character of the neighbourhood area. This includes the distinct ridge top that runs from Hempton to Clifton through Deddington village, as well as the tower of St. Peter and Paul Church in Deddington. The policy also identifies 23 key views, including those previously mentioned, and outlines that development proposals that affect any of these key views must not cause harm to the natural or historic landscape features that contribute to these views.
- 8.21 Moreover, policy DEDD4 (Design Quality in Deddington) highlights that development proposals must take consideration of the characteristics of the Deddington Conservation Area, which includes landscape features such as ironstone walls, hedges and ditches, and key views.
- 8.22 Overall, the spatial strategy set out in the DNP avoids significant impacts arising, whilst the policy framework seeks to mitigate the impacts of development and retain key landscape features which contribute to the local landscape character. The proposed greenfield development and settlement expansion is considered likely to lead to **minor negative effects**, however significant effects are not predicted at this stage. This is because site design and layout will greatly influence the overall impact of development on the local landscape, the details of which have not been confirmed yet.

## Historic environment

- 8.23 The neighbourhood area comprises a rich historic environment and contains 115 listed buildings and two scheduled monuments. Notably, these designated heritage assets are mostly found within the Deddington Conservation Area, which covers the central and south eastern part of Deddington. In terms of locally important heritage features, the Oxfordshire Historic Environment Record (HER) lists 116 records within the neighbourhood area.
- 8.24 With regard to the site allocation, no designated or non-designated heritage assets are found within or near 'land off Banbury Road'.
- 8.25 Nevertheless, the DNP still seeks to protect the historic environment through policy DEDD4 (Design Quality in Deddington). This policy outlines that development proposals must consider the characteristics of the Deddington Conservation Area, including ironstone walls, hedges and ditches, and key views. The DNP also identifies and seeks to protect Locally Listed Structures.
- 8.26 In addition to the above, policy DEDD7 (Landscape Character and Key Views) identifies 23 key views, which largely relate to heritage features, and outlines that development proposals that affect any of these key views must not cause harm to the natural or historic landscape features that contribute to these views.
- 8.27 Finally, policy DEDD12 (Deddington Village Centre) outlines that proposals for the installation, alteration or replacement of shop front/ sign will only be supported provided that they do not result in the loss of an existing shop front of heritage value, and that they are in keeping with the conservation area.

8.28 Overall, whilst it is recognised that the spatial strategy has the potential to impact the wider setting of the Deddington Conservation Area, sites have been allocated in the part of Deddington with the least potential to impact existing heritage assets. Moreover, the policy framework seeks to mitigate any impacts of development on the historic environment where possible. Nevertheless, in the absence of detailed planning applications and archaeological evidence underpinning the allocated sites, **uncertainty** is noted at this stage.

## Land, soil and water resources

8.29 In terms of Agricultural Land Classification (ALC), the central part of the neighbourhood area, spanning the area from Hempton to Deddington, is underlain by Grade 2 (very good) agricultural land. The remainder of the neighbourhood area is largely underlain by Grade 3 (good to moderate) agricultural land. However, it is noted that in the absence of a detailed ALC assessment, it is currently not possible to determine whether the Grade 3 agricultural land present in the neighbourhood area can be classified as Grade 3a (i.e. best and most versatile land) or Grade 3b (poorer quality).

8.30 In terms of Best and Most Versatile (BMV) land, the northern and central parts of the neighbourhood area have a high likelihood (>60%) of being underlain by BMV land, whilst the southern part of the neighbourhood area has a low likelihood (<20%) of being underlain by BMV land. In terms of the site allocations, all three sites have a high likelihood (>60%) of being underlain by BMV land, and therefore development is likely to lead to the loss of productive agricultural land. Development will also result in the loss of greenfield land.

8.31 Regarding water resources, the neighbourhood area falls within the Thames River Basin District, or more specifically, the Cherwell Operational Catchment. Three rivers border the neighbourhood area: the River Cherwell runs along the eastern boundary of the neighbourhood area, whilst the River Swere runs along the northern boundary and the Deddington Brook runs along the southern boundary. The River Swere is currently in 'poor' condition due to barriers – ecological discontinuity, poor nutrient management, sewage discharge, land drainage, and invasive species (North American signal crayfish).

8.32 Whilst the site allocation does not intersect with a watercourse, it does intersect with a Drinking Water Safeguard Zone (Surface Water). The entire neighbourhood area intersects with the Cherwell (Ray to Thames) and Woodeaton Brook Nitrate Vulnerable Zone (NVZ), and therefore so does the site allocation. However, the scale of residential development proposed in the neighbourhood area is not considered likely to significantly increase the risk of pollution to this NVZ.

8.33 Overall, the loss of BMV/ greenfield land, in combination with little consideration for land, soil and water resources amongst the policy framework, is considered likely to lead to long-term **minor negative effects**. However, significant effects are not predicted as the loss of BMV/ greenfield land is largely unavoidable given the limited availability of brownfield land in the neighbourhood area.

## Population and community

8.34 By allocating land to meet the identified housing need over the plan period, the DNP performs positively in relation to this SEA topic. Specifically, policy



DEDD2 (Deddington Village Site Allocation) delivers approximately 90 homes through site allocation 'land off Banbury Road'.

- 8.35 Moreover, policy DEDD3 (Housing Mix) supports development that provides one-, two- and three-bedroom houses, homes for first-time buyers, and homes suitable for older people, including single storey/ accessible flats. This is important given that the proportion of residents within the 60+ age group is significantly higher for Deddington (32.5%) than Cherwell (21.2%), the South East (23.4%) and England as a whole (22.3%). The policy also outlines that where affordable housing is required, the mix of affordable homes shall be 50% affordable or social rent, 25% first homes at a 50% discount rate, and 25% other forms of intermediate affordable housing for sale.
- 8.36 The DNP provides protection to existing community facilities through policy DEDD11 (Community Facilities). This includes the community centre, library, nursery, church, health centre, and several pubs.
- 8.37 The DNP also supports the expansion of existing commercial, business and service uses, as well as proposals for new business and service uses, through policy DEDD13 (Local Businesses). This is particularly important given that there are limited employment opportunities within the vicinity of the neighbourhood area. Also of relevance, policy DEDD14 (Home Working) supports home extensions or other building alterations to facilitate working from home, whilst policy DEDD15 (Broadband and Mobile Communications) supports home working through the delivery of improved broadband and mobile connections to new and existing homes.
- 8.38 Adding to the above, policy DEDD12 (Deddington Village Centre) supports development proposals within Deddington village centre that involve improvements to premises that are in an established commercial, business, service, public house or hot food take-away use, as well as the change of use of premises to a new commercial, business or service use.
- 8.39 In terms of the site allocation, 'land off Banbury Road' is within 750m from the Market Place in Deddington. It is also approximately 400m from Deddington C of E Primary School. In this respect, most residents are likely to walk to access the village centre/ school.
- 8.40 Overall, long-term **significant positive effects** are anticipated as a result of the spatial strategy and policy framework of the DNP. This includes the delivery of an appropriate mix of new homes to meet the neighbourhood area's identified housing need, protection of existing community facilities, and the growth of new and existing employment uses.

## Health and wellbeing

- 8.41 Most residents in the neighbourhood area demonstrate at least 'fair' health (96.4%), which is in line with figures for Cherwell (96.2%) and higher when compared to the South East (95.7%) and England as a whole (94.5%). Moreover, the majority of residents in the neighbourhood area are not limited in their day-to-day activities (83.2%), which is a relatively high figure given the high proportion of residents within the 60+ age group living in Deddington.
- 8.42 With regard to local healthcare provision, Deddington Health Centre is located in Deddington village (Earl's Lane), and the practice is currently accepting new

patients. The nearest hospital is located in Banbury, approximately 7km from Deddington village centre. In addition to this, there are four care homes and living assistance services within the neighbourhood area.

- 8.43 Notably, the neighbourhood area has good access to green spaces, which is greatly beneficial to health and wellbeing. The DNP seeks to protect existing green spaces within the neighbourhood area through policies DEDD9 (Green Infrastructure Network) and DEDD10 (Local Green Spaces).
- 8.44 In terms of the site allocation, 'land off Banbury Road' is approximately 690m away from Deddington Health Centre, which is a walkable distance for most people. Meanwhile, 'land off Banbury Road' is over 1km from key recreational and sports facilities located at Windmill Community Centre. In this respect, residents are less likely to walk to access this facility.
- 8.45 Overall, **minor positive effects** are anticipated in light of the spatial strategy and policy framework of the DNP. This is largely due to its allocation of sites in Deddington, where the healthcare centre is located, as well as the protection provided to existing green spaces through policies.

## Transportation

- 8.46 The majority of residents in the neighbourhood area have at least one car or van in their household (88.2%), which is higher than figures for Cherwell (84.4%), the South East (81.4%) and England as a whole (74.0%). This reflects the affluence of the neighbourhood area, as well as its rural location, being relatively distant from main employment areas in Oxfordshire. Notably, a significant proportion of working residents in the neighbourhood area travel to work via car or van (45.5%). A small proportion of residents in the neighbourhood area also choose to work from home (9.6%). However, it is noted that this figure is likely to have increased as a result of the effects of the Covid-19 pandemic on home working.
- 8.47 In the absence of strategic interventions, residents are likely to continue to travel to larger settlements to access a wider range of services and facilities and employment opportunities. There will also be a continued need to travel to railway stations, the nearest of which are located in Banbury (10 km away), Bicester North (19 km away) and Oxford Parkway (south of Kidlington, 20 km away). However, it is recognised that Deddington does contain a relatively good selection of services and facilities; the delivery of growth in the town will support accessibility to these amenities, promoting active modes of travel such as walking and cycling. This will contribute to a degree of self-containment.
- 8.48 Policies DEDD13 (Local Businesses), DEDD14 (Home Working) and DEDD15 (Broadband and Mobile Communications) will also contribute towards a degree of self-containment by encouraging the growth of employment uses, and home working, in the neighbourhood area.
- 8.49 Deddington village is located at the intersection of two roads: the A4260 (Banbury Road/ New Street), which runs north to south, and the B4031 (Hempton/ Clifton Road), which runs east to west. Traffic flows through Deddington are consistently high on both roads, and the B4031 has noticeable physical constraints as it passes through Hempton, Deddington, and Clifton.

- 8.50 In relation to the above, policy DEDD8 (Travel Planning) seeks to mitigate the potential adverse transport impacts of development, including by implementing traffic calming measures. The policy also outlines that development proposals should demonstrate that they will either avoid or mitigate any adverse effects of the traffic they generate or attract on the air quality at the junction of the A4260 and B4031 in Deddington.
- 8.51 With regard to the local bus network, the main service passing through Deddington is the hourly Stagecoach 'Gold' S4 service between Banbury and Oxford. Regarding the site allocation, 'land off Banbury Road' is approximately 370m from the closest bus stop, The Leyes off Banbury Road. In this respect, the site is well located in terms of its access to local public transport networks, supporting their use.
- 8.52 Whilst Deddington is surrounded by an extensive Public Right of Way (PRoW) network, there is only one designated cycle path between Deddington and Hempton. Community consultation indicated that many residents would like greater opportunities for cycling round the neighbourhood area, including a cycle path between Deddington and Clifton, although a significant proportion were deterred from on-road cycling due to road safety concerns.
- 8.53 In relation to the above, policy DEDD8 (Travel Planning) seeks to encourage and enable the use of local bus services, walking and cycling by requiring all development proposals make a financial contribution to a package of local sustainable transport measures. Development proposals should also take full account of the needs of pedestrians and cyclists, and as appropriate to their scale and location, they should provide safe and well-defined pedestrian and cycle routes to local facilities, services and amenities.
- 8.54 Overall, with growth anticipated in the neighbourhood area with or without the DNP, increases in vehicle use on local roads are an inevitable evolution of the baseline. Whilst the neighbourhood area has a range of services and facilities, there remains a need to travel to some key services and facilities, as well as employment opportunities. The hourly Stagecoach 'Gold' S4 service between Banbury and Oxford is likely to be used by some residents, however it is likely that others will continue to rely on the private car for a range of reasons. In light of this, broadly **neutral effects** are anticipated for this SEA topic.

# 9. Conclusions and recommendations

## Conclusions

- 9.1 Long-term significant positive effects are anticipated for the population and community SEA topic. This is given the spatial strategy and policy framework of the DNP include the delivery of an appropriate mix of new homes to meet the neighbourhood area's identified housing need, protection of existing community facilities, and the growth of new and existing employment uses.
- 9.2 Minor positive effects are predicted for the biodiversity and geodiversity, climate change, and health and wellbeing SEA topics. Regarding the biodiversity and geodiversity SEA topic, whilst policy provisions, alongside biodiversity net gain, may bring minor positive effects for biodiversity, these are not anticipated to be significant. Regarding the climate change SEA topic, by recognising growth will occur with or without the DNP, the increase in the built footprint of the neighbourhood area and absolute emissions are not considered a consequence of the DNP. Moreover, it is considered that positive effects will arise as a result of policy DEDD16 (Zero Carbon Buildings) which seeks to limit carbon emissions from new development in the neighbourhood area. Finally, regarding the health and wellbeing SEA topic, positive effects are anticipated largely due to the DNP's allocation of sites in Deddington, where the healthcare centre is located, as well as the protection provided to existing green spaces through policies.
- 9.3 Broadly neutral effects are also concluded for the transportation SEA topic. Whilst the neighbourhood area has a range of services and facilities, these are relatively limited, and therefore it is likely that residents will continue to travel further afield to access some key services and facilities, as well as employment opportunities. Whilst relatively good bus services serve the town, there is likely to be continued reliance on the private car to access some services, facilities and opportunities.
- 9.4 Uncertainty is noted for the historic environment SEA topic. Whilst sites are allocated in locations with limited potential to impact existing heritage assets, and the policy framework seeks to mitigate any impacts of development on the historic environment where possible, more detailed heritage and archaeological assessments should be undertaken at the planning application stage to ensure harm to the significance of heritage assets is avoided.
- 9.5 Minor negative effects are anticipated for the landscape and land, soil and water resources SEA topics. Regarding the landscape SEA topic, whilst the proposed greenfield development and settlement expansion is considered likely to lead to minor negative effects, site design and layout will influence the overall impact of development on the local landscape. Regarding the land, soil and water resources SEA topic, this is because of the loss of BMV/ greenfield land. However, it is noted that the loss of BMV/ greenfield land is largely unavoidable given the limited availability of brownfield land in the neighbourhood area.

## **Part 3: What are the next steps?**

## 10. Next steps

10.1 This part of the report explains the next steps that will be taken as part of plan-making and SEA.

### Plan finalisation

10.2 This Environmental Report accompanies the DNP for submission to the Local Planning Authority, Cherwell District Council, for subsequent Independent Examination.

10.3 At Independent Examination, the DNP will be considered in terms of whether it meets the Basic Conditions for Neighbourhood Plans and is in general conformity with the Local Plan.

10.4 Assuming that the examination leads to a favourable outcome, the DNP will then be subject to a referendum, organised by Cherwell District Council. If more than 50% of those who vote agree with the DNP, then it will be 'made'. Once 'made', the DNP will become part of the Development Plan for Cherwell District Council, covering the defined neighbourhood area.

### Monitoring

10.5 The SEA regulations require 'measures envisaged concerning monitoring' to be outlined in this report. This refers to the monitoring of likely significant effects of the DNP to identify any unforeseen effects early and take remedial action as appropriate.

10.6 It is anticipated that monitoring of effects of the DNP will be undertaken by Cherwell District Council as part of the process of preparing its Annual Monitoring Report (AMR). No significant negative effects are considered likely in the implementation of the DNP that would warrant more stringent monitoring over and above that already undertaken by Cherwell District Council.



# Appendix A Regulatory requirements

As discussed in **Chapter 1**, Schedule 2 of the Environmental Assessment of Plans Regulations 2004 (the Regulations) explains the information that must be contained in the Environmental Report. However, interpretation of Schedule 2 is not straightforward. **Table AA.1** overleaf links the structure of this report to an interpretation of Schedule 2 requirements, whilst **Table AA.2** explains this interpretation. Finally, **Table AA.3** identifies how and where within the Environmental Report the regulatory requirements have/ will be met.

**Table AA.1 Questions answered by this Environmental Report in-line with an interpretation of regulatory requirements**

Environmental Report question	In line with the SEA Regulations, the report must include... <sup>19</sup>	
What's the scope of the SEA?	What is the plan seeking to achieve?	<ul style="list-style-type: none"> <li>An outline of the contents and main objectives of the plan.</li> </ul>
	What is the sustainability 'context'?	<ul style="list-style-type: none"> <li>Relationship with other relevant plans and programmes.</li> <li>The relevant environmental protection objectives established at international or national level.</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
	What is the sustainability 'baseline'?	<ul style="list-style-type: none"> <li>The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.</li> <li>The environmental characteristics of areas likely to be significantly affected.</li> <li>Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance.</li> </ul>
	What are the key issues and objectives?	<ul style="list-style-type: none"> <li>Key problems/issues and objectives that should be a focus of (i.e., provide a 'framework' for) assessment.</li> </ul>
What has plan-making / SEA involved up to this point?	<ul style="list-style-type: none"> <li>Outline reasons for selecting the alternatives dealt with.</li> <li>The likely significant effects associated with alternatives.</li> <li>Outline reasons for selecting the preferred approach in-light of alternatives appraisal/a description of how environmental objectives and considerations are reflected in the current version of the plan.</li> </ul>	
What are the assessment findings at this stage?	<ul style="list-style-type: none"> <li>The likely significant effects associated with the submission version of the plan.</li> <li>The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the submission version of the plan.</li> </ul>	
What happens next?	<ul style="list-style-type: none"> <li>The next steps for the plan making /SEA process.</li> </ul>	

<sup>19</sup> NB this column does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation.

**Table AA.2 Questions answered by this Environmental Report, in-line with regulatory requirements**

<u>Schedule 2</u>	<u>Interpretation of Schedule 2</u>	
<i>The report must include...</i>	<i>The report must include...</i>	
(a) an outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes.	An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes	i.e. answer - What's the plan seeking to achieve?
(b) the relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	i.e. answer - What's the 'context'?
(c) the environmental characteristics of areas likely to be significantly affected.	The relevant environmental protection objectives, established at international or national level	
(d) any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC;	The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan	i.e. answer - What's the 'baseline'?
(e) the environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation;	The environmental characteristics of areas likely to be significantly affected	
(f) the likely significant effects on the environment including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors;	Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance	
(g) the measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan;	Key environmental problems / issues and objectives that should be a focus of appraisal	i.e. answer - What are the key issues & objectives?
(h) an outline of the reasons for selecting the alternatives dealt with and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information	An outline of the reasons for selecting the alternatives dealt with (i.e. an explanation of the 'reasonableness' of the approach)	i.e. answer - What has Plan-making / SA involved up to this point? [Part 1 of the Report]
(i) a description of the measures envisaged concerning monitoring.	The likely significant effects associated with alternatives, including on issues such as... ... and an outline of the reasons for selecting the preferred approach in light of the alternatives considered / a description of how environmental objectives and considerations are reflected in the draft plan.	
	The likely significant effects associated with the draft plan	i.e. answer - What are the assessment findings at the current stage? [Part 2 of the Report]
	The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects of implementing the draft plan	
	A description of the measures envisaged concerning monitoring	i.e. answer - What happens next? [Part 3 of the Report]

**Table AA.3 ‘Checklist’ of how (throughout the SEA process) and where (within this report) regulatory requirements have been, are and will be met**

Regulatory requirement	Discussion of how requirement is met
<b>Schedule 2 of the regulations lists the information to be provided within the SA Report</b>	
1. An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 2 (‘What is the plan seeking to achieve’) presents this information.
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters have been considered in detail through scoping work, which has involved dedicated consultation on a Scoping Report. The ‘SEA framework’ – the outcome of scoping – is presented within Chapter 3 (‘What is the scope of the SEA?’). More detailed messages, established through a context and baseline review are also presented in Appendix B of this Environmental Report.
3. The environmental characteristics of areas likely to be significantly affected;	
4. Any existing environmental problems which are relevant to the plan or programme including those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
5. The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been considered during its preparation;	The SEA framework is presented within Chapter 3 (‘What is the scope of the SEA’). Also, Appendix B presents key messages from the context review.  With regards to explaining “how...considerations have been taken into account”, Chapter 7 explains the Steering Group’s ‘reasons for supporting the preferred approach’, i.e., explains how/ why the preferred approach is justified in light of alternatives appraisal.
6. 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. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	Chapter 6 presents alternatives appraisal findings (in relation to housing growth, which is a ‘stand-out’ plan policy area).  Chapters 9 presents an appraisal of the plan. With regards to assessment methodology, Chapter 8 explains the role of the SEA framework/scope, and the need to consider the potential for various effect characteristics/ dimensions, e.g., timescale.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The assessment highlights certain tensions between competing objectives, which might potentially be actioned by the Examiner, when finalising the plan. Also, specific recommendations are made in Chapter 10.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapters 4 and 5 deal with ‘Reasons for selecting the alternatives dealt with’, in that there is an explanation of the reasons for focusing on particular issues and options.  Also, Chapter 7 explains the Parish Council’s ‘reasons for selecting the preferred option’ (in-light of alternatives assessment).

9. Description of measures envisaged concerning monitoring in accordance with Art. 10;

Chapter 11 presents measures envisaged concerning monitoring.

10. A non-technical summary of the information provided under the above headings

The NTS is provided at the beginning of this Environmental Report.

**The SA Report must be published alongside the Draft Plan, in accordance with the following regulations**

authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the Draft Plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)

At the current time, this Environmental Report is published alongside the 'submission' version of the Bentley Neighbourhood Plan, with a view to informing Regulation 16 consultation.

**The SA must be considered, alongside consultation responses, when finalising the plan.**

The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be considered during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.

Assessment findings presented within this Environmental Report, and consultation responses received, have been fed back to the Steering Group and have informed plan finalisation.

# Appendix B Scoping Information

## B.1 Air quality

### Policy context

Key messages from the National Planning Policy Framework (NPPF)<sup>20</sup> include:

- *“Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, considering the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.”*
- *“Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health.”*
- New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of air pollution.

The Air Quality Standards Regulations 2010 transpose into UK law the Ambient Air Quality Directive (2008/50/EC) which sets legally binding limits for outdoor concentrations of major air pollutants which impact public health.

The government published the ‘UK plan for tackling roadside nitrogen dioxide concentrations’ in July 2017<sup>21</sup>. This is the air quality plan for bringing nitrogen dioxide within statutory limits in the shortest possible time. The plan identifies that *“the link between improving air quality and reducing carbon emissions is particularly important”* and that consequently the UK government is determined to be at the forefront of vehicle innovation by making motoring cleaner.

Published in January 2018 by the UK Government, ‘A Green Future: Our 25 Year Plan to Improve the Environment’<sup>22</sup> sets out a number of goals and policies in order to help the natural world regain and retain good health. In this context, Goal 1 ‘Clean Air’ and the policies contained within ‘Chapter 4: Increasing resource efficiency and reducing pollution and waste’ within the 25-year plan directly relate to the air quality SEA topic.

The government published the ‘UK plan for tackling roadside nitrogen dioxide concentrations’ in July 2017.<sup>23</sup> This is the air quality plan for bringing nitrogen dioxide within statutory limits in the shortest possible time. The plan identifies that *“the link*

<sup>20</sup> HM GOV (2018): ‘Revised National Planning Policy Framework’, [online] available to access via [this link](#)

<sup>21</sup> DEFRA (2017): ‘UK plan for tackling nitrogen dioxide concentrations’ [online], available to access via [this link](#)

<sup>22</sup> HM GOV (2018): ‘A Green Future: Our 25 Year Plan to Improve the Environment’, [online] available to access via [this link](#)

<sup>23</sup> DEFRA (2017) ‘UK plan for tackling nitrogen dioxide concentrations’ [online], Ibid.



*between improving air quality and reducing carbon emissions is particularly important”* and that consequently the UK government is determined to be at the forefront of vehicle innovation by making motoring cleaner.

The Clean Air Strategy 2019 identifies how government will tackle all sources of air pollution and is aimed at complementing the Industrial Strategy, Clean Growth Strategy and 25 Year Environment Plan. The strategy proposes new goals to cut public exposure to particulate matter pollution and sets out the comprehensive action that is required from across all parts of government and society to meet these goals. The proposed measures include new legislation and new local powers to act in areas with an air pollution problem, including through the creation of ‘Clean Air Zones’.

In February 2020, the UK government updated the Clean Air Zone<sup>24</sup> Framework (2017)<sup>25</sup>, which sets out the principles for the operation of Clean Air Zones England and provides the expected approach to be taken by local authorities when implementing and operating a Clean Air Zone. Clean Air Zones bring together local measures to deliver immediate action to improve air quality and health with support for cities to grow while delivering sustained reductions in pollution and a transition to a low emission economy. Where a Clean Air Zone is introduced, it will be identified in the local plans and policies, and local transport plan at the earliest opportunity to ensure it is consistent with wider ambition.

Local Planning Authorities are required to publish annual Air Quality Annual Status Reports (ASRs) to discharge their monitoring obligations under Part IV of the Environment Act (1995). Part IV of the Environment Act 1995 and Part II of the Environment (Northern Ireland) Order 2002 requires local authorities in the UK to review air quality in their area and designate Air Quality Management Areas (AQMAs) if improvements are necessary. Where an AQMA is designated, an Air Quality Action Plan (AQAP) must then be put in place.

The Adopted Cherwell Local Plan 2011-2031 (Part 1)<sup>26</sup> contains strategic planning policies for development and the use of land. It forms part of the statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications. In this regard, the following policies in the plan directly relate to the air quality topic:

- **Policy BSC 8:** Securing Health and Well-Being; and
- **Policy ESD 10:** Protection and Enhancement of Biodiversity and the Natural Environment.

## Current baseline

The most recently completed Air Quality Annual Status Report (ASR), published in July 2019 indicates that there are four AQMAs within Cherwell District. However, none of these are within or in proximity to the neighbourhood area. The closest AQMA from the neighbourhood area is the Banbury AQMA, approximately 7km to the north.

In general, the ASR indicated that NO<sub>2</sub> levels across the district continue to trend downwards, however the monitoring still supports retention of all four AQMAs.

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<sup>24</sup> Defined as: ‘an area where targeted action is taken to improve air quality and resources are prioritised and coordinated in order to shape the urban environment in a way that delivers improved health benefits and supports economic growth’.

<sup>25</sup> Department for Environment, Food and Rural Affairs (2017): ‘Clean Air Zone Framework: Principles for setting up Clean Air Zones in England’, [online] available to access via [this link](#)

<sup>26</sup> Cherwell District Council (2015): ‘Adopted Cherwell Local Plan 2011-2031’, [online] available to access via [this link](#)

Subsequently, Cherwell District Council has taken forward a number of direct measures during the current reporting year of 2019 in pursuit of improving local air quality, including:

- The inclusion of Air Quality in the Oxfordshire County Council 2019 Joint Strategic Needs Assessment.
- Improvement of traffic signals in AQMA No. 3 Kidlington.
- Signposting of walking and cycling routes around Bicester.
- Securing of funds to plant additional vegetation to improve air pollution levels in AQMA No. 1 Hennef Way.

## Future baseline

As noted in the most recently completed ASR, Cherwell District Council expects the following measures to be completed over the course of the next reporting year:

- Public awareness campaigns outlining the benefits of active travel, supported with the air pollution data acquired during the Covid-19 lockdown.
- Review of home working policies based on the outcomes of the Covid-19 lockdown to improve traffic levels at all council-run sites.
- Installation of MOVA traffic light scheme (remote controlled traffic light signals) at isolated junctions at the M40 junction adjacent to AQMA No.1 Hennef Way.
- Bicester active travel walking and cycling campaign.
- School travel planning project in Bicester.

Cherwell District Council has identified four areas where air quality does not meet national air quality objectives for NO<sub>2</sub>, detailed above. Increased vehicle use from new housing and employment provision within the parish and the wider area, including through the emerging Local Plan/JSSP, has the potential for adverse effects on air quality through increasing traffic flows and associated levels of pollutants such as NO<sub>2</sub>.

## B.2 Biodiversity and geodiversity

### Policy context

At the European level, the EU Biodiversity Strategy<sup>27</sup> was adopted in May 2011 in order to deliver an established new Europe-wide target to *“halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020”*.

Key messages from the National Planning Policy Framework (NPPF) include:

- One of the three overarching objectives of the NPPF is an environmental objective to *“contribute to protecting and enhancing our natural, built and historic environment”* including by *“helping to improve biodiversity”*.
- *“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value [...], take a strategic approach to maintaining and enhancing networks of*

<sup>27</sup> European Commission (2011): 'Our life insurance, our natural capital: an EU biodiversity strategy to 2020', [online] available to access via [this link](#)

*habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”*

- *“Planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with the statutory status or identified quality in the development plan); and minimising impacts on and providing net gains for biodiversity, including establishing coherent ecological networks that are more resilient to current and future pressures.”*
- *“To protect and enhance biodiversity and geodiversity, plans should:*
  1. *Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
  2. *Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”.*

The Natural Environment White Paper (NEWP)<sup>28</sup> sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and personal well-being. It was in part a response to the UK’s failure to halt and reverse the decline in biodiversity by 2010 and it signalled a move away from the traditional approach of protecting biodiversity in nature reserves to adopting a landscape approach to protecting and enhancing biodiversity. The NEWP also aims to create a green economy in which economic growth and the health of our natural resources sustain each other and markets, business and Government better reflect the value of nature. It includes commitments to:

- Halt biodiversity loss support functioning ecosystems and establish coherent ecological networks by 2020.
- Establish a new voluntary approach to biodiversity offsetting to be tested in pilot areas.
- Enable partnerships of local authorities, local communities and landowners, the private sector and conservation organisations to establish new Nature Improvement Areas.
- Address barriers to using green infrastructure to promote sustainable growth.

The UK Biodiversity Action Plan<sup>29</sup> (BAP) identifies priority species and habitats requiring conservation action. Although the UK BAP has been superseded, BAP priority species and habitats have been used to draw up statutory lists of priority species and habitats in England.

Reflecting the commitments within the Natural Environment White Paper and the EU Biodiversity Strategy, ‘Biodiversity 2020: A strategy for England’s wildlife and

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<sup>28</sup> Defra (2012): ‘The Natural Choice: securing the value of nature (Natural Environment White Paper)’, [online] available to access via [this link](#)

<sup>29</sup> JNCC (2007): ‘UK BAP priority species’, [online] available to access via [this link](#)

ecosystem services' aims to *“halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people”*<sup>30</sup>.

The 25 Year Environment Plan<sup>31</sup> sets out the Government's environmental plan of action over the next quarter century, in the context of Brexit. The Plan aims to tackle the growing problems of waste and soil degradation, improving social justice through tackling pollution and promoting the mental and physical health benefits of the natural world. It also sets out how the Government will address the effects of climate change. These aims are supported by a range of policies which are focused on the following six key areas:

- Using and managing land sustainably.
- Recovering nature and enhancing the beauty of landscapes.
- Connecting people with the environment to improve health and wellbeing.
- Increasing resource efficiency and reducing pollution and waste.
- Securing clean, productive and biologically diverse seas and oceans.
- Protecting and improving the global environment.

In this context, Goal 3 'Thriving plants and wildlife' and the policies contained within Chapter 2 'Recovering nature and enhancing the beauty of landscapes' and Chapter 5 'Securing clean, productive and biologically diverse seas and oceans' directly relate to the biodiversity and geodiversity SEA topic.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the biodiversity and geodiversity SEA topic:

- **Policy ESD 10:** Protection and Enhancement of Biodiversity and the Natural Environment.
- **Policy ESD 11:** Conservation Target Areas.
- **Policy ESD 16:** The Oxford Canal.
- **Policy ESD 17:** Green Infrastructure.

## Current baseline

### European and nationally designated sites

There are no internationally or European designated sites within or in proximity to the neighbourhood area. The closest European designated site from the neighbourhood area is Oxford Meadows Special Area of Conservation (SAC) (~20km from the southernmost boundary of the neighbourhood area).

Regarding nationally designated sites, **Bestmoor SSSI** adjoins the south-east corner of the Parish about 2km south of Clifton. The site is 12.1ha area of neutral lowland grassland. Several species habit the area, including narrow-leaved water-dropwort, tubular water-dropwort, Cuckooflower, meadow buttercup, ragged-Robin, meadow vetchling and common sorrel. Natural England report<sup>32</sup> that the site is fairly species

<sup>30</sup> DEFRA (2011): 'Biodiversity 2020: A strategy for England's wildlife and ecosystem services', [online] Available to access via [this link](#)

<sup>31</sup> HM GOV (2018): 'A Green Future: Our 25 Year Plan to Improve the Environment', [online] available to access via [this link](#)

<sup>32</sup> Natural England (2009): 'Bestmoor SSSI – Grassland (001)', [online] available to access via [this link](#)

rich, but is showing signs of deterioration in condition, due to a lack of management. The main interest feature is the large population of narrow-leaved water-dropwort.

SSSI Impact Risk Zones (IRZ) are a GIS tool/dataset which maps zones around each SSSI according to the sensitivities of the features for which it is notified. They specify the types of development that have the potential to have adverse impacts at a given location, including residential, rural-residential and rural non-residential. Natural England is a statutory consultee on development proposals that might impact on SSSIs.

In this respect, most of the neighbourhood area falls within the **Bestmoor SSSI IRZ** for residential development of 100 units or more, whilst the southeasternmost part of the neighbourhood area falls within the IRZ for residential development of 50 units or more. Although the Neighbourhood Planning group have not been provided with a housing number, Deddington Steering group has indicated a provisional allocation of around 100 units, which may require the group to consult Natural England on the potential impact of development on the Bestmoor SSSI.

### Locally designated sites

Local Wildlife Sites are often used as wildlife corridors and have the potential to be impacted by new development which can remove the connection between habitats for species such as birds. Ecological sites can also be impacted by poor air quality and water quality, and factors such as noise and lighting can disturb vulnerable species. In this regard, there is one LWS within the Parish at **Deddington Mill**. This is a 6.6 ha. area of woodland next to the River Swere which provides valuable habitat for woodland birds.

Additionally, there is a community wood known as **Daeda's Wood** adjoining the river, which covers 3.7 ha. This is the result of a 'Woods-on-your-Doorstep' Millennium project sponsored by the Woodland Trust.

The neighbourhood area also includes the following NERC Act Section 41 Habitats of Principal Importance (referred to as Biodiversity Action Plan Priority Habitats):

- Traditional orchard.
- Deciduous woodland.
- Lowland meadows.
- Good quality semi-improved grassland.
- Broadleaved woodland.
- Conifer and mixed woodland.
- Woodpasture and parkland.
- Coastal and floodplain grazing marsh.

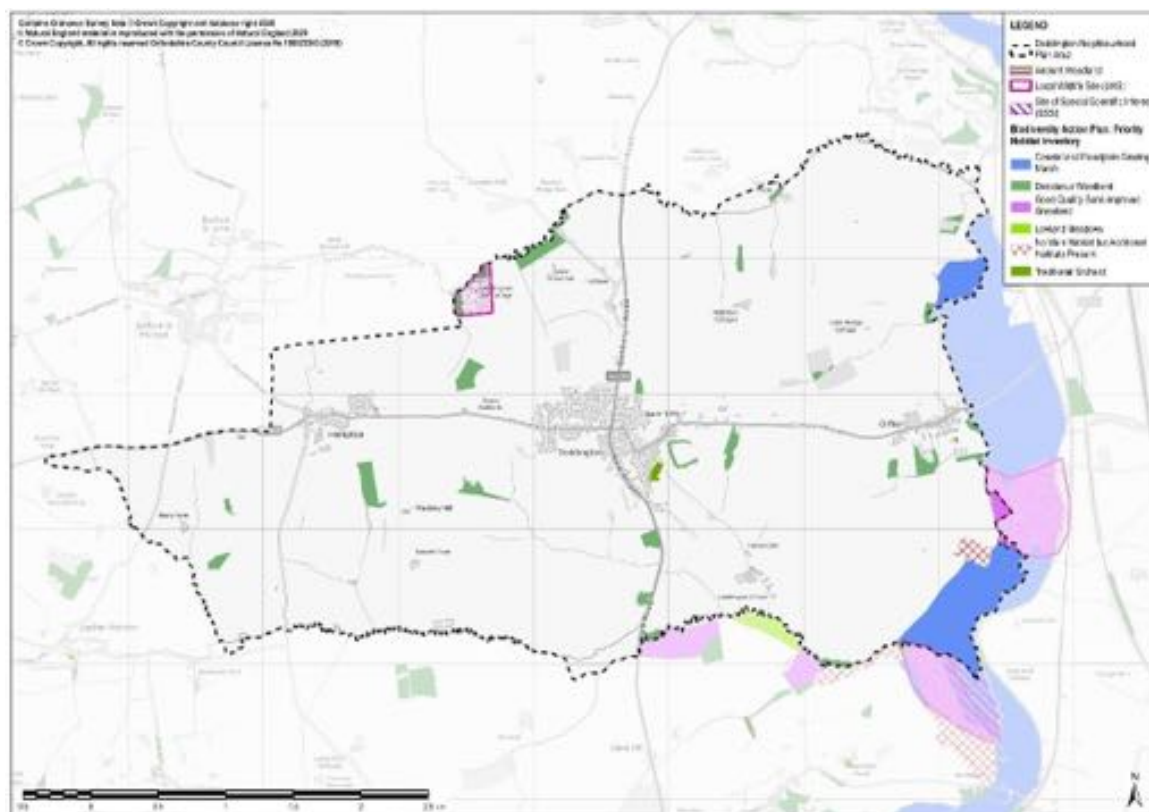
### Future baseline

Habitats and species will potentially face increasing pressures from future development within the neighbourhood area, with the potential for negative impacts on the wider ecological network. This may include a loss of habitats and impacts on biodiversity networks, which may be exacerbated by the effects of climate change,



with the potential to lead to changes in the distribution and abundance of species and changes to the composition of habitats.

The Neighbourhood Plan presents an opportunity to maximise benefits for biodiversity by including consideration of important habitats, species and designated sites at an early stage of planning for future growth. To maintain and improve the condition of biodiversity in the future, it will be important to not only protect and enhance important habitats but the connections between them. It will be crucial to effectively coordinate the delivery of housing, employment and infrastructure to ensure that opportunities to improve green infrastructure and ecological corridors are maximised both within the neighbourhood area and in the surrounding areas.



**Figure B2.1 Designated sites for biodiversity and BAP Priority Habitats in the neighbourhood area**

## B.3 Climate change

### Policy context

Key messages from the National Planning Policy Framework<sup>33</sup> (NPPF) include:

- Plans should take a proactive approach to mitigating and adapting to climate change, considering the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure.

<sup>33</sup> MHCLG (2019): 'National Planning Policy Framework', [online] available to access via [this link](#)



- Inappropriate development in areas at high risk of flooding should be avoided by directing development away from areas of highest risk (whether existing or future).
- Strategic policies should be informed by a strategic flood risk assessment and should manage flood risk from all sources.
- Plans should take account of the effects of climate change in the long term, considering a range of factors including flooding. Adopt proactive strategies to adaptation and manage risks through adaptation measures including well planned green infrastructure.
- Plans should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas and not exacerbate the impacts of physical changes to the coast.

One of the three overarching objectives of the NPPF is an environmental objective to “*contribute to protecting and enhancing our natural, built and historic environment*” including by “*mitigating and adapting to climate change*” and “*moving to a low carbon economy*”. The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.

The Flood and Water Management Act (2010)<sup>34</sup> sets out measures to ensure that risk from all sources of flooding, not just rivers and seas, are managed more effectively. This includes incorporating greater resilience measures into the design of new buildings; utilising the environment in order to reduce flooding; identifying areas suitable for inundation and water storage to reduce the risk of flooding elsewhere; roll back development in coastal areas to avoid damage from flooding or coastal erosion; and creating sustainable drainage systems (SuDS).

The UK Climate Change Act<sup>35</sup> was passed in 2008 and established a framework to develop an economically credible emissions reduction path. It also highlighted the role it would take in contributing to collective action to tackle climate change under the Kyoto Protocol, and more recently as part of the UN-led Paris Agreement.

The Climate Change Act includes the following:

- Commits the UK government by law to reducing greenhouse gas emissions by at least 100% of 1990 levels (net zero) by 2050. This includes reducing emissions from the devolved administrations (Scotland, Wales and Northern Ireland), which currently account for about 20% of the UK’s emissions. The 100% target was based on advice from the CCC’s 2019 report, ‘Net Zero – The UK’s contribution to stopping global warming’ and introduced into law through the Climate Change Act 2008 (2050 Target Amendment) Order 2019.
- The Act requires the Government to set legally binding ‘carbon budgets’. A carbon budget is a cap on the amount of greenhouse gases emitted in the UK over a five-year period. The carbon budgets are designed to reflect the cost-

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<sup>34</sup> HM Government (2010): ‘Flood and Water Management Act 2010’, [online] available to access via [this link](#)

<sup>35</sup> HM Government (2008): ‘Climate Change Act 2008’, [online] available to access via [this link](#)

effective path to achieving the UK's long-term objectives. The first five carbon budgets have been put into legislation and run up to 2032.

- The Committee on Climate Change was set up to advise the Government on emissions targets, and report to Parliament on progress made in reducing greenhouse gas emissions.
- The Act requires the Government to assess the risks and opportunities from climate change for the UK, and to prepare for them. The Committee on Climate Change's Adaptation Sub-Committee advises on these climate change risks and assesses progress towards tackling them. The associated National Adaptation Programme requires the Government to assess the risks to the UK from climate change, prepare a strategy to address them, and encourage key organisations to do the same.

The Committee of Climate Change published a 2012 report entitled 'How Local Authorities Can Reduce Emissions and Manage Climate Change Risk'<sup>36</sup> which emphasises the crucial role councils have in helping the UK meet its carbon targets and preparing for the impacts of climate change. It outlines specific opportunities for reducing emissions and highlights good practice examples from local authorities.

The UK Climate Change Risk Assessment is published on a 5-yearly cycle in accordance with the requirements of the Climate Change Act 2008. It requires the Government to compile an assessment of the risks for the UK arising from climate change, and then to develop an adaptation programme to address those risks and deliver resilience to climate change on the ground. For both the 2012 and the 2017 UK Climate Change Risk Assessment, the Adaptation Sub-Committee commissioned an evidence report<sup>37</sup> containing six priority risk areas requiring additional action in the next five years:

- Flooding and coastal change risks to communities, businesses and infrastructure.
- Risks to health, well-being and productivity from high temperatures.
- Risk of shortages in the public water supply, and for agriculture, energy generation and industry.
- Risks to natural capital, including terrestrial, coastal, marine and freshwater ecosystems, soils and biodiversity.
- Risks to domestic and international food production and trade.
- New and emerging pests and diseases, and invasive non-native species, affecting people, plants and animals.

The Clean Air Strategy<sup>38</sup> released in 2019 sets out the Government plans for dealing with all sources of air pollution. The strategy sets out proposals in detail and indicates how devolved administrations intend to make their share of emissions reductions, and complements the Industrial Strategy, Clean Growth Strategy and 25 Year Environment Plan.

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<sup>36</sup> CCC (2012): 'How local authorities can reduce emissions and manage climate risks', [online] available to access via [this link](#)

<sup>37</sup> DEFRA (2017): 'UK Climate Change Risk Assessment Report January 2017', [online] available to access via [this link](#)

<sup>38</sup> HM Government (2019): 'Clean Air Strategy 2019', [online] available to access via [this link](#)

Department for Transport (2020) Decarbonising Transport: Setting the Challenge (2020)<sup>39</sup> sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050.

In February 2020, the government announced a new £5 billion 5-year funding package to overhaul bus and cycle links for every region outside London.<sup>40</sup> This builds on the Government's determination to make buses work better for their passengers. The details of these programmes will be announced in the upcoming National Bus Strategy, to be published later in 2020, and follows the allocation of £170 million to support more electric buses, increase rural mobility and trial new 'Superbus' services.

The Road to Zero Policy Paper (2018)<sup>41</sup> provides an insight into how the government would facilitate the transition to electric vehicles, imposing a ban on the sale of vehicles fuelled by an internal combustion engine by 2040. This has subsequently been brought forward to 2035. Cycle routes will also see a major boost across the country with over 250 miles of new, high-quality separated cycle routes and safe junctions in towns and cities to be constructed across England, as part of the multibillion-pound package announced.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the climate change SEA topic:

- **Policy ESD 1:** Mitigating and Adapting to Climate Change.
- **Policy ESD 3:** Sustainable Construction.
- **Policy ESD 4:** Decentralised Energy Systems.
- **Policy ESD 5:** Renewable Energy.
- **Policy ESD 6:** Sustainable Flood Risk Management.
- **Policy ESD 7:** Sustainable Drainage Systems (SuDS).
- **Policy ESD 17:** Green Infrastructure.

## Current baseline

### Effects of climate change

Research on the probable effects of climate change in the UK was released in 2018 by the UK Climate Projections (UKCP18) team. UKCP18 gives climate information for the UK up to the end of this century and projections of future changes to the climate are provided, based on simulations from climate models. Projections are broken down to a regional level across the UK and are shown in probabilistic form, which illustrate the potential range of changes and the level of confidence in each prediction.

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<sup>39</sup> Department for Transport (2020): 'Decarbonising Transport: Setting the Challenge', [online] available to access via [this link](#)

<sup>40</sup> Department for Transport (2020): 'Major boost for bus services as PM outlines new vision for local transport', [online] available to access via [this link](#)

<sup>41</sup> HM Government (2018): 'Reducing emissions from road transport: Road to Zero Strategy', [online] available to access via [this link](#)

As highlighted by the research, the effects of climate change (under medium emissions scenarios 50th percentile) for South East England during the period 2040-2059 compared to the period 1981-2000 are likely to be as follows<sup>42</sup>:

- The central estimate of increase in annual mean temperatures of between 2°C and 3°C.
- The central estimate of change in annual mean precipitation of +20 to +30% in winter and -10% to -20% in summer.

Resulting from these changes, a range of risks may exist for the neighbourhood area, including:

- Increased incidence of heat related illnesses and deaths during the summer.
- Increased incidence of illnesses and deaths related to exposure to sunlight (e.g. skin cancer, cataracts).
- Increased incidence of pathogen related diseases (e.g. legionella and salmonella).
- Increase in health problems related to rise in local ozone levels during summer.
- Increased risk of injuries and deaths due to increased number of storm events.
- Effects on water resources from climate change.
- Reduction in availability of groundwater for abstraction.
- Adverse effect on water quality from low stream levels and turbulent stream flow after heavy rain.
- Increased risk of flooding, including increased vulnerability to 1:100-year floods.
- Changes in insurance provisions for flood damage.
- A need to increase the capacity of wastewater treatment plants and sewers.
- A need to upgrade flood defences.
- Soil erosion due to flash flooding.
- Loss of species that are at the edge of their southerly distribution.
- Spread of species at the northern edge of their distribution.
- Deterioration in working conditions due to increased temperatures.
- Changes to global supply chain.
- Increased difficulty of food preparation, handling and storage due to higher temperatures.
- An increased move by the insurance industry towards a more risk-based approach to insurance underwriting, leading to higher cost premiums for business.
- Increased demand for air-conditioning.
- Increased drought and flood related problems such as soil shrinkages and subsidence.

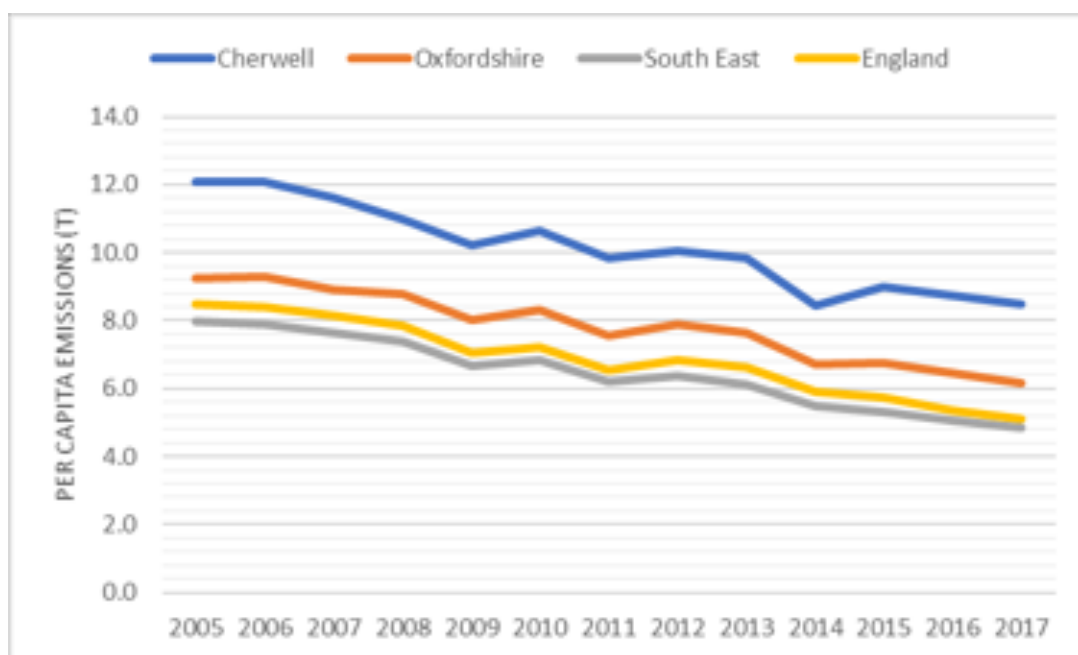
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<sup>42</sup> Met Office (2018): 'Land Projection Maps: Probabilistic Projections', [online map] available to access via [this link](#)

- Risk of road surfaces melting more frequently due to increased temperature.
- Flooding of roads.

### Contribution of climate change

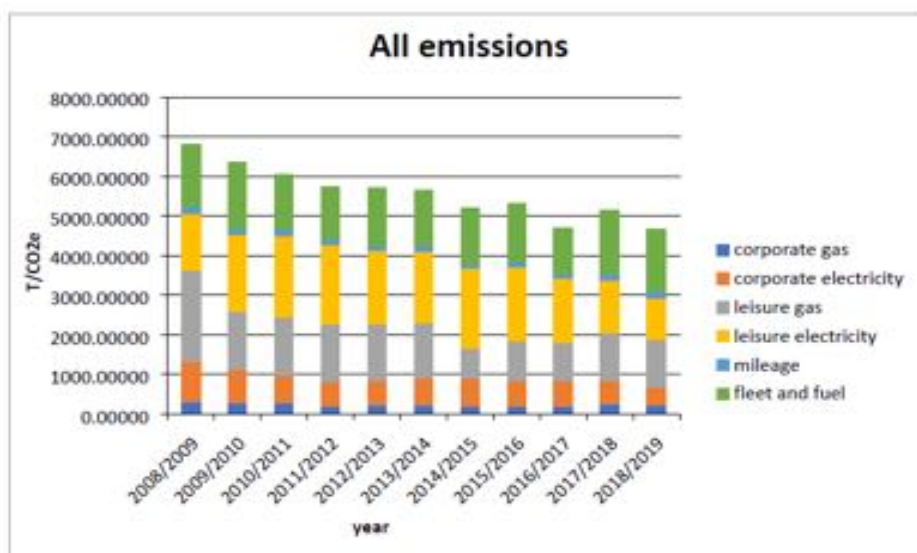
**Figure B3.1** below shows carbon dioxide emissions per capita for the district, county, region and nationally. Data suggested that emissions for Cherwell have historically been and continue to be higher than averages for the county, region and nationally. As of 2017, emissions for Cherwell were 2.3 tonnes greater per capita than comparative figures for Oxfordshire, and around 3.5 tonnes higher than figures for the South East and England. Although emissions data for the district broadly aligns with trends for Oxfordshire, the South East and England, percentage reductions between 2016- 2017 indicate that emissions have decreased at a slower rate for Cherwell (~2.8%) than for Oxfordshire (~4.6%), the South East (~6.3%) and England (~5.9%).



**Figure B3.1 Local Authority CO<sub>2</sub> emissions estimates 2005-2016 (kt CO<sub>2</sub>)**

With regards to sector-specific emissions, the primary contributor to carbon dioxide emissions in Cherwell was from the transport sector (~54% of total emissions for the district). Specifically, motorways and A-roads were the largest source of CO<sub>2</sub> emissions in the sector. Additionally, the sector produced the smallest decrease in emissions reductions out of all other sectors between the period of 2005 and 2017.

Greenhouse gases are a major cause of concern with regards to the climate, as they contribute to gradual semi-permanent atmospheric changes. Greenhouse gases include carbon dioxide, methane and nitrous oxides. **Figure B3.2** overleaf shows total greenhouse gas emissions in Cherwell District Council between the period of 2008- 2019. Emissions have decreased by approximately 30% between this period, though sector-specific sources of greenhouse gas emissions have shown fluctuating trends year-on-year. Most recently available data for the district (2018-2019) demonstrates that fleet and fuel were the largest source of greenhouse gas emissions in Cherwell.



**Figure B3.2 Cherwell District Council greenhouse gas emissions (by sector)**

As part of Cherwell District Council’s declaration of a climate emergency in 2019<sup>43</sup>, the council have pledged to make Cherwell District Council carbon neutral by 2030, taking into account both production and consumption emissions. Subsequently, the council has taken a number of steps to address emissions levels in the district, including the following:

Engagement with some local businesses has already started, with a focus on carbon off-setting through tree planting; and

Workstreams across the council which are already tackling carbon emissions, for example, efforts to encourage electric vehicles.

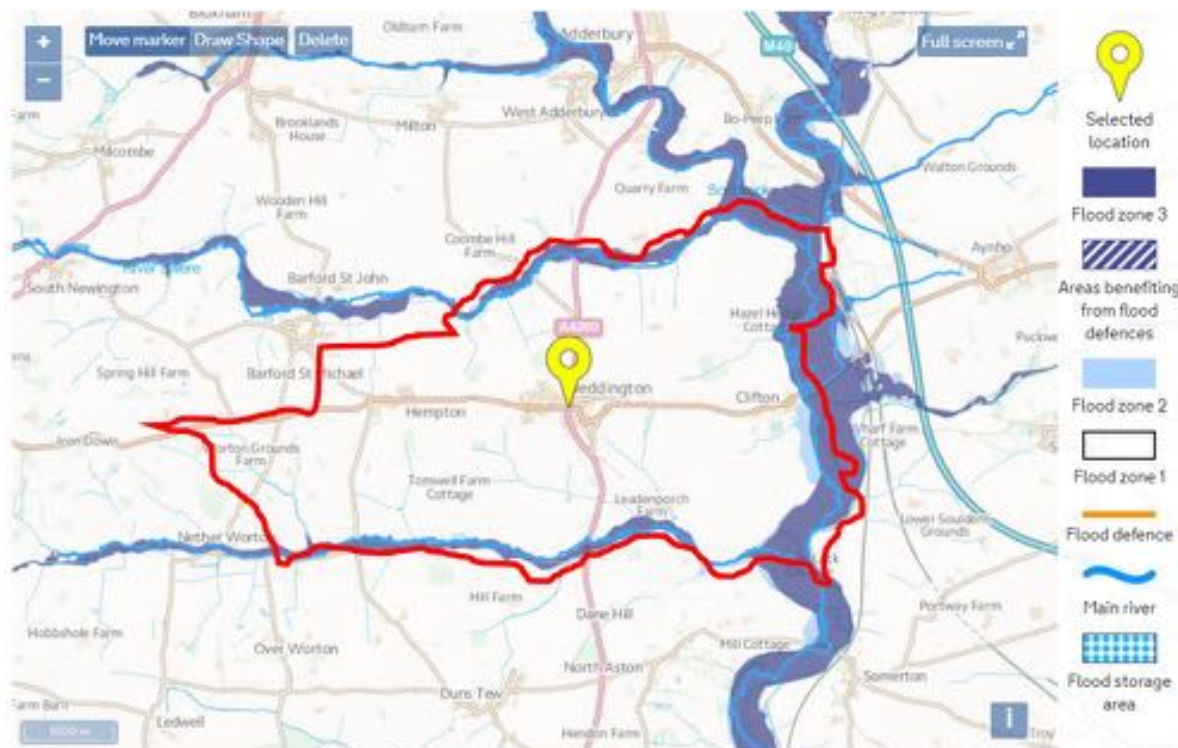
Electric vehicles (EVs) do not burn fuel and create almost no noise. They are battery powered and have the potential to be ‘zero-emission vehicles’ (ZEVs) if powered by renewable electricity, outlined in the ‘Road to Zero’ policy paper (2018). There are a handful of EV charging points in the wider area. The closest charging point is located in Barford St Michael, approximately 500 m from the north west boundary of the neighbourhood area.

### Flood risk

**Figure B3.3** overleaf shows fluvial flood risk in the approximate neighbourhood area. Areas at highest risk of fluvial flooding (i.e land assessed as having a 1 in 100 or greater annual probability of river flooding) are aligned with the River Cherwell in the eastern border of the neighbourhood area, its tributaries in the south, and the River Swere on the northern border. These areas do not intersect with any of the three main settlements in the village, though one risk zone in the eastern part does approach the settlement of Clifton. Additionally, the easternmost part of Clifton (specifically, the area surrounding Boulderdyke Farm) is contained within a Flood Zone 2 risk zone (i.e. land assessed as being between a 1 in 100 and 1 in 1,000 annual probability of river flooding).

<sup>43</sup> Cherwell District Council (2020): ‘Climate Emergency Update Report’, [online] available to access via [this link](#)





**Figure B3.3 Fluvial flood risk (approximate neighbourhood area shown in red)**

**Figure B3.4** below shows surface water flood risk within the neighbourhood area. In general, areas of greatest risk of flooding are in the southernmost part of the neighbourhood area, aligned the tributaries of the River Cherwell.



**Figure B3.4 Surface water flood risk (approximate neighbourhood area shown in red)**

**Figure B3.5** overleaf shows surface water flood risk within the vicinity of Deddington village. Areas of highest risk of surface water flooding can be seen at Hempton Road and Castle Street. More extensive areas of risk fall into the 'medium' category, such as Market Place, the area surrounding Bisham Haven and some areas of the settlement just north of Castle Street.



**Figure B3.5 Surface water flood risk within Deddington village**

### Future baseline

Climate change has the potential to increase the occurrence of extreme weather events in the neighbourhood area. This is likely to increase the risks associated with climate change, with an increased need for resilience and adaptation. Specifically, new development areas have the potential to increase flood risk through factors such as changing surface and ground water flows, overloading existing inputs to the drainage and wastewater networks or increasing the number of residents exposed to areas of existing flood risk.

Implementation of sustainable urban drainage systems (SuDS) could help reduce the risk from surface water runoff, though it will continue to be important that new development avoids introducing large new areas of non-permeable hardstanding wherever possible.

In terms of climate change contribution, per capita greenhouse gas emissions generated in the neighbourhood area may continue to decrease with wider adoption of energy efficiency measures, renewable energy production and new technologies, including electric cars. However, increases in the built footprint of the neighbourhood area would contribute to increases in the absolute levels of greenhouse gas emissions.

## B.4 Landscape

### Policy context

The European Landscape Convention<sup>44</sup> of the Council of Europe promotes the protection, management and planning of the landscapes and organises international co-operation on landscape issues. The convention was adopted in October 2000 and is the first international treaty to be exclusively concerned with all dimensions of European landscapes.

Key messages from the National Planning Policy Framework (NPPF) include:

- *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty [...]. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks and the Broads. The scale and extent of development within these designated areas should be limited.*
- *Strategic policies should set out an overall strategy making provision for ‘conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure.*
- *Planning policies and decisions should ensure that developments ‘are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation of change (such as increased densities).’*
- *Planning policies and decisions should contribute to and enhance the natural and local environment by:*
  - *Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils*
  - *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland; and*
  - *Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.’*

The policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ of the Government’s “A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the landscape SEA topic.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the landscape SEA topic:

- **Policy ESD 12:** Cotswolds Area of Outstanding Natural Beauty (AONB).
- **Policy ESD 13:** Local Landscape Protection and Enhancement.
- **Policy ESD 14:** Oxford Green Belt.

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<sup>44</sup> Council of Europe (2000): ‘European Landscape Convention’, [online] available to access via [this link](#)



## Current baseline

### Nationally protected landscapes

Although not within the boundary of the neighbourhood area, Deddington is located within the wider setting of the Cotswolds Area of Outstanding Natural Beauty (AONB)<sup>45</sup>. The Cotswolds AONB is located approximately 8km from the westernmost border.

The special qualities of the Cotswolds AONB are the key attributes for which for which the AONB is considered to be important. As highlighted by the Cotswold AONB Management Plan, a key special quality is the unifying character of the limestone geology, including its visible presence in the landscape and its use as a building material. Other special qualities of the AONB include its: internationally important, flower-rich grasslands and ancient, broadleaved woodlands; escarpment; dry stone walls; river valleys; high wolds; tranquillity and dark skies; vernacular architecture and distinctive settlements; accessible landscape offering quiet recreation; and significant archaeological, prehistoric, historic and cultural associations<sup>46</sup>.

The neighbourhood area is not within or within proximity to a National Park or any Green Belt land.

### National Character Areas

National Character Areas (NCAs) are landscape areas which share similar characteristics, following natural lines in the landscape rather than administrative boundaries. Developed by Natural England, NCA profiles describe the natural and cultural features that shape each of these landscapes, providing a broad context to their character. In this respect, the neighbourhood area falls within the 107: Cotswolds National Character Area.

The Statements of Environmental Opportunity (SEOs) associated with the Cotswolds NCA are as follows:

- SEO 1: Protect and enhance the highly distinctive farmed landscape, retaining the balance between productive arable, pastoral and wooded elements and the open, expansive views particularly from the scarp, high wold and dip slope.
- SEO 2: Safeguard and conserve the historic environment, cultural heritage and geodiversity that illustrate the history, evolution, foundations, land use and settlement of the Cotswolds landscape, and enable access to and interpretation of the relationship between natural processes and human influences.
- SEO 3: Protect, maintain and expand the distinctive character of the Cotswolds and the network of semi-natural and arable habitats, including limestone grassland, beech woods and wetlands along streams and rivers, to enhance water quality, strengthen ecological and landscape connectivity, support rare species and allow for adaptation to changes in climate.
- SEO 4: Safeguard and manage soil and water resources, allowing naturally functioning hydrological processes to maintain water quality and supply; reduce

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<sup>45</sup> National Association for Areas of Outstanding Natural Beauty (2020): 'Cotswolds' [online] available to access via [this link](#)

<sup>46</sup> Cotswolds Area of Outstanding Natural Beauty: Cotswolds AONB Management Plan 2018-2023 [online] available to access via [this link](#)

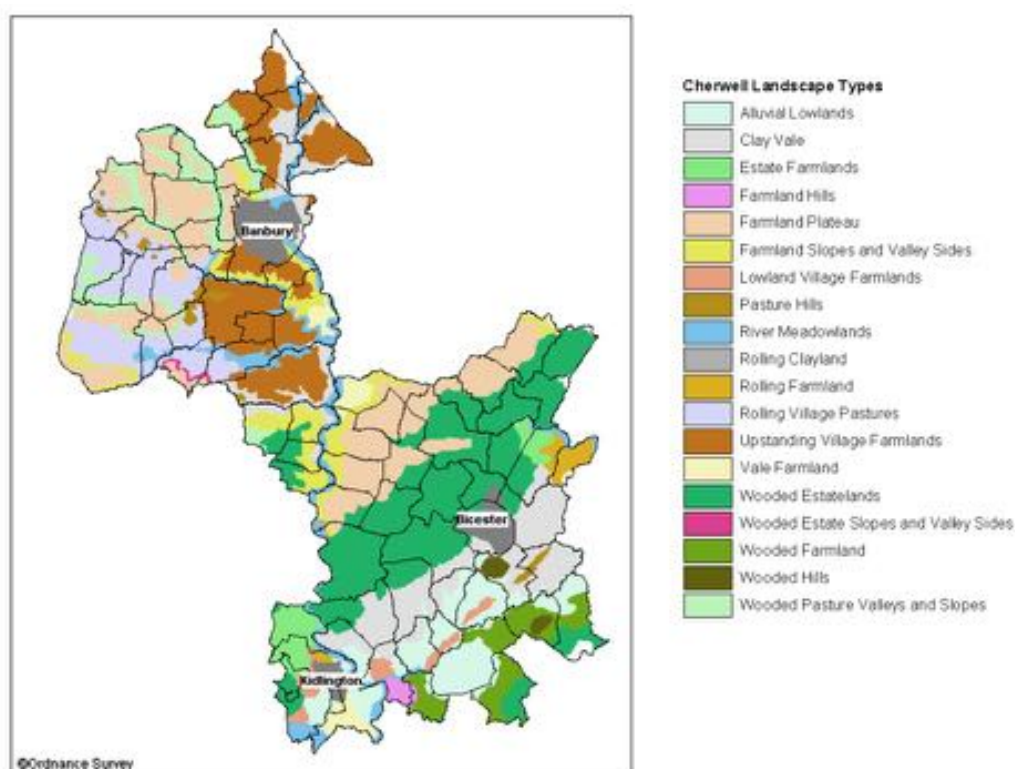
flooding; and manage land to reduce soil erosion and water pollution and to retain and capture carbon.

### Local landscape character

Landscape character plays an important part in understanding the relationship between people and place, identifying recognisable and distinct patterns in the landscape which make one area different from another. Landscape character can assist in the assessment of the likely significance of effects of change resulting from development and the value of landscape, both in visual and amenity terms.

In this regard, the Oxfordshire Wildlife and Landscape Study<sup>47</sup> indicates that the Deddington Parish area falls within the Cherwell Character Area, specifically overlapping with the following Landscape Types (shown in **Figure B4.1** below):

- Uprstanding Village Farmlands.
- Clay Vale.
- River Meadowlands.
- Pasture Hills.



**Figure B4.1 Cherwell character areas**

### Tree Preservation Orders

Implemented by local planning authorities, Tree Preservation Orders (TPOs) are designated to protect specific trees, groups of trees or woodlands in the interests of their amenity value. When considering 'amenity' the local planning authority will likely take into consideration the following criteria<sup>48</sup>:

<sup>47</sup> Oxfordshire County Council (2004): 'Oxfordshire Wildlife & Landscape Study', [online] available to access via [this link](#)

<sup>48</sup> GOV.UK (2014): 'Tree Preservation Orders – General', [online] available to access via [this link](#)

- Visibility: the extent to which the trees or woodlands can be seen by the public; and
- Individual, collective and wider impact: considering the importance of the trees or woodlands in relation to their cultural or historic value, contribution to and relationship with the landscape and/or their contribution to the character or appearance of a conservation area.

Information regarding TPOs is available on request through Cherwell District Council's website<sup>49</sup>.

### Visual amenity

It is useful to note that the views across the parish are also an important consideration in the planning process as the scale, height and mass of development can ultimately impact important views if they are not considered and assessed through the process. Changes, such as development and landscape change, can see these views degraded over time.

In this respect, the village is very inward looking and with few views out to the surrounding countryside. However, the Deddington Conservation Area Appraisal document highlights a handful of key viewpoints in the area, including:

- Earls Lane south across pasture by Earl's Farm to the Church of St Peter and St Paul.
- Views from Tays Gateway of the Church and of Castle House.
- Orchard Bank towards the Castle Grounds.

### Future baseline

New development has the potential to lead to incremental but small changes in landscape and villagescape character and quality in and around the neighbourhood area. This includes from the loss of landscape features and areas with an important visual amenity value.

In the absence of the Neighbourhood Plan, inappropriate levels of development within the open countryside could negatively impact upon the landscape features which contribute to the distinctive character and setting of the neighbourhood area.

## B.5 Historic environment

### Policy context

Key messages from the National Planning Policy Framework (NPPF) include:

- Heritage assets should be recognised as an *“irreplaceable resource”* that should be conserved in a *“manner appropriate to their significance”*, taking account of *“the wider social, cultural, economic and environmental benefits”* of conservation, whilst also recognising the positive contribution new development can make to local character and distinctiveness.
- Plans should set out a *“positive strategy”* for the *“conservation and enjoyment of the historic environment”*, including those heritage assets that are most at risk.

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<sup>49</sup> Cherwell District Council (2020): 'Tree Preservation Orders', [online] available to access via [this link](#)



- *“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss of less than substantial harm to its significance.”*

The policies contained within Chapter 2 ‘Recovering nature and enhancing the beauty of landscapes’ and Goal 6 ‘Enhanced beauty, heritage and engagement with the natural environment’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the historic environment SEA topic.

The Government’s Statement on the Historic Environment for England<sup>50</sup> sets out its vision for the historic environment. It calls for those who have the power to shape the historic environment to recognise its value and to manage it in an intelligent manner in light of the contribution that it can make to social, economic and cultural life.

Historic England is the statutory body that helps people care for, enjoy and celebrate England’s spectacular historic environment. Guidance and advice notes provide essential information for local planning authorities, neighbourhood groups, developers, consultants, landowners and other interested parties on historic environment considerations, and are regularly reviewed and updated in light of legislative changes. The following guidance and advice notes are particularly relevant and should be read in conjunction with the others.

Conservation Area Designation, Appraisal and Management: Historic England Advice Note 1 – Second Edition (February 2019)<sup>51</sup> outlines ways to manage change that conserves and enhances historic areas in order to positively contribute to sustainable development. Principally, the advice note emphasises the importance of:

- Understanding the different types of special architectural and historic interest which underpin the designations; and
- Recognising the value of implementing controls through the appraisal and/or management plan which positively contribute to the significance and value of conservation areas.

Sustainability Appraisal (SA) and Strategic Environment Assessment (SEA): Historic England Advice Note 8 (December 2016)<sup>52</sup> provides support to all stakeholders involved in assessing the effects of certain plans and programmes on the historic environment. It offers advice on heritage considerations during each stage of the SA/SEA process and helps to establish the basis for robust and comprehensive assessments.

Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)<sup>53</sup> provides general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well as advice on how views

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<sup>50</sup> HM Government (2010): ‘The Government’s Statement on the Historic Environment for England’, [online] available to access via [this link](#)

<sup>51</sup> Historic England (2019): ‘Conservation Area Designation, Appraisal and Management: Advice Note 1 (second edition)’, [online] available to access via [this link](#)

<sup>52</sup> Historic England (2016): ‘SA and SEA: Advice Note 8’ [online] available to access via [this link](#)

<sup>53</sup> Historic England (2017): ‘Setting of Heritage Assets: 2<sup>nd</sup> Edition’, [online] available to access via [this link](#)

can contribute to setting. Specifically, Part 2 of the advice note outlines a five stepped approach to conducting a broad assessment of setting:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess the degree to which these settings contribute to the significance of the heritage asset(s) or allow significance to be appreciated.
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.
- Step 4: Explore ways to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

Neighbourhood Planning and the Historic Environment: Historic England Advice Note 11 (October 2018)<sup>54</sup> outlines the importance of considering the historic environment whilst preparing the plan (section 1), which culminates in a checklist of relevant issues to consider, followed by an overview of what this means in terms of evidence gathering (section 2). Sections 3 to 5 of the advice note focus on how to translate evidence into policy, understand the SEA process and Historic England's role in neighbourhood planning.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the historic environment topic:

- **Policy SLE 2:** Securing Dynamic Town Centres.
- **Policy ESD 11:** Conservation Target Areas.
- **Policy ESD 13:** Local Landscape Protection and Enhancement.
- **Policy ESD 15:** The Character of the Built and Historic Environment.

## Current baseline

### Historic evolution of Deddington

Deddington village is likely to have been settled in the 6th or 7th century and by 1086 was one of the largest settlements in Oxfordshire. Having become a borough briefly in the 13th Century, the settlement did not expand as quickly as Banbury, and the village instead evolved as a largely agricultural hub served by a market. Later on, the village benefitted from its position on the route between the towns of Banbury and Oxford, leading to the development of a coaching inn and pub trade. However, Deddington remained as a relatively small agricultural settlement acting as a local centre serving the surrounding area.

The Deddington Conservation Area Appraisal provides a detailed overview of the historic development of Deddington and includes a number of historic maps of the expansion of the village over time.<sup>55</sup>

### Designated heritage assets and areas

The historic environment is protected through the planning system, via conditions imposed on developers and other mechanisms. Historic England is the statutory

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<sup>54</sup> Historic England (2018): 'Neighbourhood Planning and the Historic Environment', [online] available to access via [this link](#)

<sup>55</sup> Cherwell District Council (April 2012) Deddington Conservation Area Appraisal, Chapter 5 "History and Development" [online] available to access via [this link](#)

consultee for certain categories of listed building consent and all applications for scheduled monument consent.

An overview of the designated historic environment assets present in the neighbourhood area is provided below, with **Figure B5.2** at the end of section highlighting the location of listed buildings, scheduled monuments and the Deddington Conservation Area.

### Listed buildings

Listed buildings are nationally designated buildings which are protected through the Listed Buildings and Conservation Areas Act 1990.<sup>56</sup> According to the National Heritage List for England, the neighbourhood area contains 115 listed buildings (102 in Deddington, seven in Hempton and six in Clifton), including one Grade I and six Grade II\*. The Grade I and Grade II\* listed buildings are as follows:

- **The Leadenporch House, New Street** (Grade I) - a C14 village house has attracted a considerable amount of interest from architects and historians due to its age, rarity and relative completeness.
- **Maunds Farmhouse** (Grade II\*) - farmhouse incorporating parts of a manor house, now house, which incorporates late-C12 and possibly later medieval features.
- **The Hermitage** (Grade II\*) - a substantial house, dated back to the mid C17, re-fronted early C18 and extended late C18/early C19.
- **The Church of St Peter and St Paul** (Grade II\*) - the local church of Deddington, active since 1245.
- **Castle House** (Grade II\*) – a public house built upon the site of a 13th century manor house, with the building as it stands now mostly built around 1654. It was fully restored in 1894 and an extension was added a few years later but remains rich in 17th century features.
- **Castle End Monks Court** (Grade II\*) - a large farmhouse, now separated into two dwellings.
- **Plough House, The Steps** (Grade II\*) - (Formerly listed as 'The Plough Inn'), now separated into 2 dwellings. Dated back to the Mid C17, incorporating late-C14/C15 features.

### Scheduled monuments

The Ancient Monuments and Archaeological Areas Act (1979)<sup>57</sup> allows the investigation, presentation and recording of matters of archaeological or historical interest and makes provision for the regulation of operations or activities which may affect ancient monuments and archaeological areas. Scheduled monuments are nationally designated sites which are protected under the Act. In this regard, there are two Scheduled Monuments within the neighbourhood area, detailed below:

- **Deddington Castle**<sup>58</sup>, a Norman motte-and-bailey castle(s), and surrounding earthworks, located just south west of the Deddington settlement. The castle(s) are medieval fortifications introduced into Britain by the Normans and are the

<sup>56</sup> HM Government (1990): 'Planning (Listed Buildings and Conservation Areas) Act 1990', [online] available to access via [this link](#)

<sup>57</sup> HM Government (1979): 'Ancient Monuments and Archaeological Act 1979', [online] available to access via [this link](#)

<sup>58</sup> Historic England (1996): 'Deddington Castle', [online] available to access via [this link](#)

most visually impressive monuments of the early post-Conquest period surviving in the modern landscape.

- **Ilbury Camp Iron Age hill fort**<sup>59</sup>, near the western boundary of the Parish. In view of their rarity and their importance in the understanding of the nature of social organisation in the later prehistoric period, hillforts with surviving archaeological remains are considered nationally important. Additionally, Ilbury Camp is unusual in this part of Oxfordshire where the builders of most univallate hillforts did not make effective use of the terrain in the siting of their defences.

### Registered parks and gardens and historic battlefields

Historic England's 'Register of Parks and Gardens of Special Historic Interest in England', established in 1983, currently identifies over 1,600 sites assessed to be of significance. There are no registered parks and gardens present in the vicinity of the neighbourhood area.

Historic England's Register of Historic Battlefields identifies important English battlefields. Its purpose is to offer them protection through the planning system, and to promote a better understanding of their significance and public enjoyment. No historic battlefields are in the vicinity of the neighbourhood area.

### Conservation areas

Conservation areas are designated because of their special architectural and historic interest. Conservation area appraisals are a tool to demonstrate the area's special interest, explaining the reasons for designation and providing a greater understanding and articulation of its character - mentioned within the 'Conservation Area Designation, Appraisal and Management' advice note by Historic England<sup>60</sup>.

The Deddington Conservation Area covers a large part of the village of Deddington (shown in **Figure B5.1** overleaf), excluding the more modern developments on the western side of the village along Hempton Road. The Conservation Area also includes a number of open green spaces which are considered to be integral to the character and appearance of the designated historic area.

The Deddington Conservation Area was designated in March 1988 and includes the historic nucleus of Deddington, encompassing the High Street, New Street, Market Square, St Thomas Street, Philcote Street, Horsefair and Castle Street, together with the Castle grounds and important areas of open space by Earl's Lane, Hopcraft Lane and Deddington Manor. The Deddington Conservation Area Appraisal sets out the following priorities for development:

- Provide information on the importance of the Conservation Area to the local community.
- Improve the quality and amenity value of the public realm in Deddington Conservation Area.
- Preserve and enhance features that contribute to the character and appearance of Deddington Conservation Area.

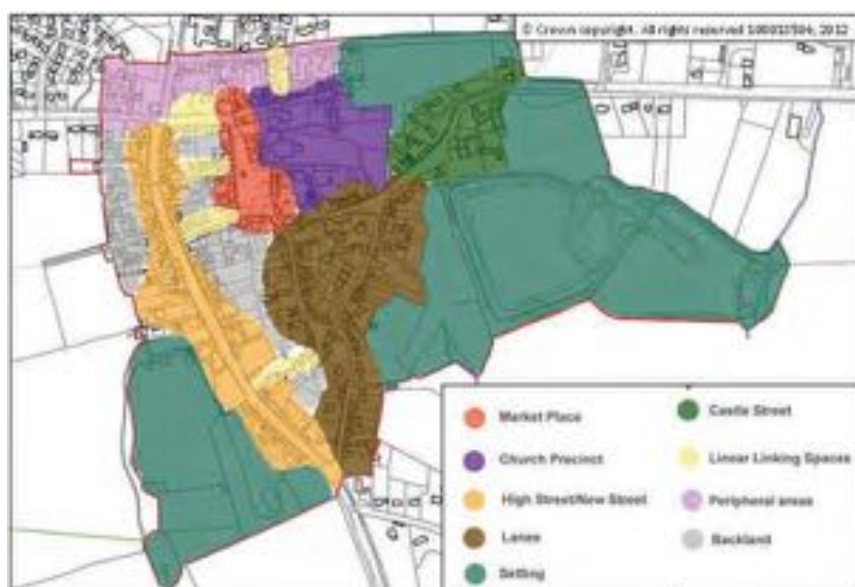
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<sup>59</sup> Historic England (1996): 'Ilbury Camp Hillfort', [online] available to access via [this link](#)

<sup>60</sup> Historic England (2016): 'Conservation Area Designation, Appraisal and Management Advice Note 1', [online] available to access via [this link](#)

- Monitor planning approvals to make sure that works preserve or where possible enhance the character and appearance of Deddington Conservation Area.
- Monitor unauthorised works.
- Monitor the loss and gain of buildings within the Conservation Area through surveys, including photographic evidence.
- Retain important trees, hedgerows and open spaces and encourage the planting of appropriate species.
- Create and maintain a relationship with service providers and other agencies in order to ensure that the character and appearance of the Conservation Area is retained.
- Review Conservation Area boundary and its architectural and/ or historical importance.

The Deddington Conservation Area appraisal (2012) identifies seven character areas within the conservation area, shown in Figure 6.1 overleaf and followed by descriptions of each area.



**Figure B5.1 Deddington Conservation Area character areas**

### **Church Precinct**

- This area comprises the Church of St Peter and St Paul, churchyard, Church Street (including the Old Vicarage and former Almshouses and small former chapel), Castle House and Victoria Terrace. The area has a tranquil ambiance and is tucked away just behind Market Place.

### **Market Place**

- A large complex square; the centre of commercial activity and semi-urban in character. The area is a vibrant local centre, consisting of a butchers', restaurants, small scale specialised retail and numerous public houses.

### **High Street/New Street**

- High Street and New Street forms a continuous, gently curving road, sloping gently from north to south. This magnificent sweeping road is the main spine



through the village, being the most prominent and well used thoroughfare. It contrasts with the other streets in the conservation area which are more narrow, quiet and intimate.

### **Linear Linking Spaces**

- These are focused on the Tchure, The Stile, Tays Gateway, Horsefair and Hudson Street and comprise roads (the latter two) or alleyways (the former three) which, with the exception of The Stile, link through to the Market Place area. These strong linear spaces are formed by some buildings but predominantly by high ironstone walls.

### **Semi-rural Lanes and Greens**

- These include Chapel Square, St Thomas Street, Goose Green and Philcote Street, and Hopcraft Lane. These lanes are mainly residential streets and are fairly quiet and tranquil. They filter from Market Place, via a pinch point at Chapel Square, where there is a sudden transition between a more open feeling in Market Place to the more confined space of the lanes.

### **Castle Street**

- This area is centred on Castle Street east of the green. It is fairly quiet due to its position close to the edge of the village. It is characterised by relatively low-density development compared to the rest of the conservation area, due partly to recently built houses set in individual plots. The character becomes more rural on progressing from west to east.

### **Peripheral Areas**

- These comprise the northern and western entrances to the conservation area, and the west end of Earl's Lane. These are transitional areas which have a mixture of modern infill and historic buildings. These areas form the edge of the village, and the prominence of trees is more apparent.

### **Setting**

- These are areas of predominantly open space which are considered to contribute to the setting of the historic core of the village. They are tranquil areas and comprise rough grassland areas which are often bounded by ironstone walls like along Earl's Lane and Castle Street which contribute to the rural character of the area.

#### **Locally important heritage features**

It should be noted that not all the area's historic environment features are subject to statutory designations, and non-designated features comprise a large part of what people have contact with as part of daily life – whether at home, work or leisure. Although not designated, many buildings and areas are of historic interest and are important by local communities. For example, open spaces and key distinctive buildings are likely to have a local historic value.

The Oxfordshire Historic Environment Record (HER)<sup>61</sup>, is an archaeological database of four of the five districts within Oxfordshire, including Cherwell. A review of the HER produces 116 records within Deddington.

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<sup>61</sup> Historic England (n.d.): Oxfordshire Historic Environment Record [online] available to access via [this link](#)



During the subsequent stages of the SEA process, the Oxfordshire HER will be reviewed in greater detail to determine which heritage features are likely to be impacted by the preferred development strategy within the Neighbourhood Plan. These heritage considerations (alongside any suggested mitigation measures or recommendations) will be presented in the Environmental Report accompanying the Neighbourhood Plan at Regulation 14 consultation.

### Heritage at risk

Since 2008, Historic England has released an annual Heritage at Risk Register. The Heritage at Risk Register highlights the Grade I and Grade II\* listed buildings, scheduled monuments, historic parks and gardens, registered battlefields, wreck sites and conservation areas deemed to be 'at risk'. According to the 2019 Heritage at Risk Register for South East of England<sup>62</sup>, Ilbury Camp hillfort<sup>63</sup> is noted to be in a 'declining' condition. Though generally satisfactory, the feature has significant, localised problems due to animal burrowing.

It is important to recognise that the Heritage at Risk Registers for areas outside of London do not contain information about the status of Grade II listed buildings. As such, it is currently not possible to determine whether any of the Grade II listed buildings within the neighbourhood area are at risk.

### Future baseline

New development areas in the neighbourhood area have the potential to impact on the fabric and setting of heritage assets, for example, through inappropriate design and layout. It should be noted, however, that existing historic environment designations offer a degree of protection to heritage assets and their settings.

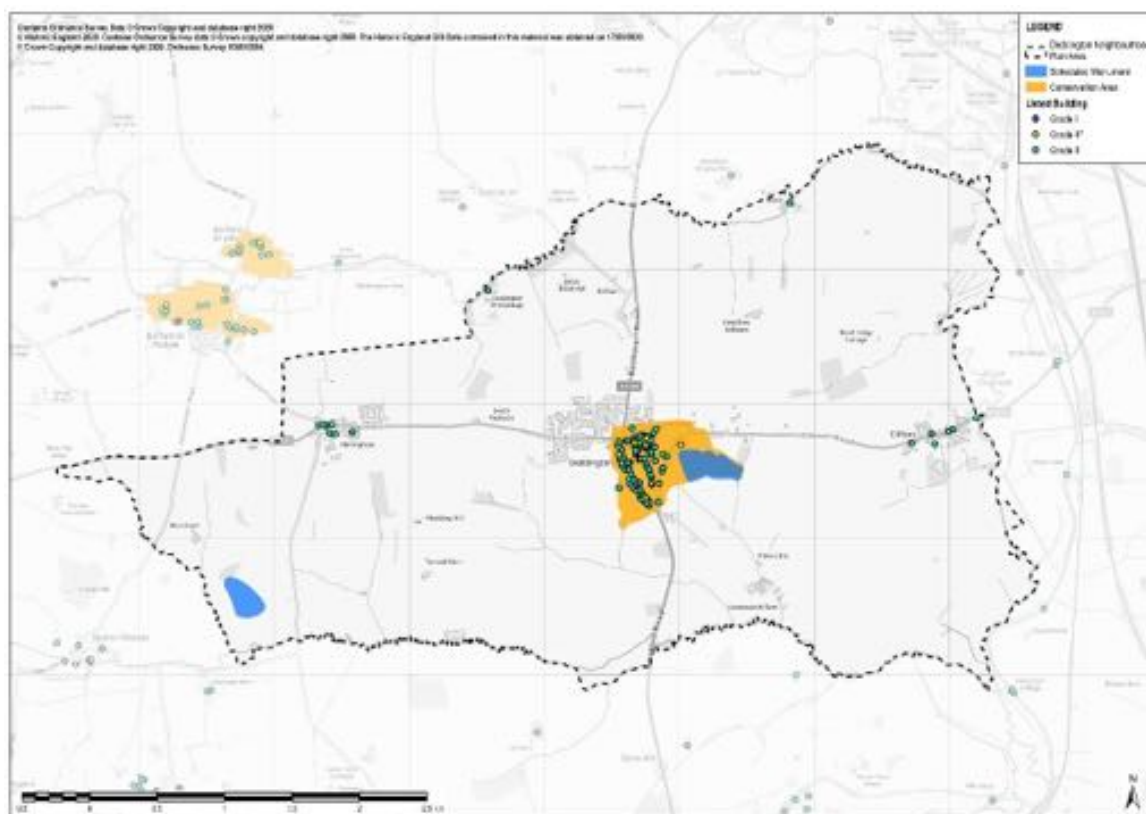
In particular, having identified that the Ilbury Camp hillfort is already in a declining state, without intervention to halt decline, and implementation of a management regime to ensure its conservation, the monument is likely to continue to decline until it is considered to be 'at risk'.

Alongside, new development need not be harmful to the significance of a heritage asset, and in the context of the neighbourhood area there may be opportunity for new development to enhance the historic setting of the parish's settlements, support historic landscape character and better reveal assets' heritage significance.

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<sup>62</sup> Historic England (2019): 'Heritage at Risk Register for South East England', [online] available to access via [this link](#)

<sup>63</sup> Historic England (n.d.): 'Ilbury Camp hillfort, Deddington – Cherwell', [online] available to access via [this link](#)



**Figure B5.2 Designated heritage assets in the neighbourhood area**

## B.6 Land, soil and water resources

### Policy context

The EU's Soil Thematic Strategy<sup>64</sup> presents a strategy for protecting soil resources in Europe. The main aim of the strategy is to minimise soil degradation and limit associated detrimental effects linked to water quality and quantity, human health, climate change, biodiversity, and food safety.

Adopted in October 2000, the purpose of the EU Water Framework Directive (WFD) is to establish a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater, driving a catchment-based approach to water management. In England and Wales there are 100 water catchments, and it is Defra's intention is to establish a 'framework for integrated catchment management' across England. The Environment Agency is establishing 'Significant Water Management Issues' and recently presented second River Basin Management Plans to ministers. The plans seek to deliver the objectives of the WFD namely:

- Enhance the status and prevent the further deterioration of aquatic ecosystems and associated wetlands which depend on aquatic ecosystems.
- Promote the sustainable use of water.
- Reduce the pollution of water, especially by 'priority' and 'priority hazardous' substances.
- Ensure the progressive reduction of groundwater pollution.

<sup>64</sup> European Commission (2006): 'Soil Thematic Policy', [online] available to access via [this link](#)

- Contribute to achieving ‘good’ water quality status for as many waterbodies as possible by 2027.

Key messages from the NPPF include:

- *“Planning policies and decisions should contribute to and enhance the natural and local environment by:*
  - i. protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and*
  - ii. recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*
- *Prevent new or existing development from being ‘adversely affected’ by the presence of ‘unacceptable levels’ of soil pollution or land instability and be willing to remediate and mitigate ‘despoiled, degraded, derelict, contaminated and unstable land, where appropriate’.*
- *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land.*
- *Encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains.*
- *Planning policies and decisions should ‘give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs’, and ‘promote and support the development of under-utilised land and buildings.’”*
- Taking a proactive approach to mitigating and adapting to climate change, considering the long-term implications for water supply.
- Prevent new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution.
- The government has produced a separate plan that specifically deals with planning policy in relation to waste management; this should be read in conjunction with the NPPF.

Along with the policies contained within Chapter 1 ‘Using and managing land sustainably’ and Chapter 4 ‘Increasing resource efficiency, and reducing pollution and waste’, Goal 2 ‘Clean and plentiful water’, Goal 5 ‘Using resources from nature more sustainably and efficiently’ and Goal 8 ‘Minimising waste’ of the Government’s ‘A Green Future: Our 25 Year Plan to Improve the Environment’ directly relates to the land, soil and water resources SEA topic.

Other key documents at the national level include Safeguarding our Soils: A Strategy for England<sup>65</sup>, which sets out a vision for soil use in England, and the Water White

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<sup>65</sup> Defra (2009): ‘Safeguarding our Soils: A strategy for England’, [online] available to access via [this link](#)

Paper<sup>66</sup>, which sets out the Government's vision for a more resilient water sector. It states the measures that will be taken to tackle issues such as poorly performing ecosystems, and the combined impacts of climate change and population growth on stressed water resources.

In terms of waste management, the Government Review of Waste Policy in England<sup>67</sup> recognises that environmental benefits and economic growth can be the result of a more sustainable approach to the use of materials. The National Waste Management Plan<sup>68</sup> provides an analysis of the current waste management situation in England and evaluates how it will support the implementation of the objectives and provisions of the revised Waste Framework Directive<sup>69</sup>. This includes an assessment of the need for new collection schemes, additional waste infrastructure and investment channels, as well as providing general or strategic waste management policies.

River Basin Management Plans (RBMPs) set out a framework for how all river basin stakeholders, including water companies and local communities, can help improve the quality of the water environment. There are eight RBMPs in England which all have a harmonised plan period of 2015-2021 and are reviewed every five years. Deddington falls within the Thames River Basin District and the December 2015 Management Plan provides a framework for protecting and enhancing the benefits provided by the water environment<sup>70</sup>.

The Adopted Minerals and Waste Core Strategy (2017)<sup>71</sup> for Oxfordshire provides the planning strategies and policies for the development that will be needed for the supply of minerals and management of waste in Oxfordshire over the period to the end of 2031. It sets out policies to guide minerals and waste development over this plan period and common core policies which address development management issues relevant to both minerals and waste.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the land, soil and water resources SEA topic:

- **Policy ESD 7:** Sustainable Drainage Systems (SuDS); and
- **Policy ESD 8:** Water Resources.

## Current baseline

### Soil resources

The Agricultural Land Classification (ALC) classifies land into six grades (plus 'non-agricultural land' and 'urban'), where Grades 1 to 3a are recognised as being the 'best and most versatile' (BMV) land and Grades 3b to 5 of poorer quality. In this context, there is a need to avoid loss of higher quality 'best and most versatile' agricultural land.

In terms of the location of the best and most versatile agricultural land, the central most part of Deddington settlement is underlain by Grade 2 agricultural land ('very good' quality land). In addition, the majority of the remainder of the neighbourhood

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<sup>66</sup> Defra (2011): 'Water for life (The Water White Paper)', [online] available to access via [this link](#)

<sup>67</sup> Defra (2011): 'Government Review of Waste Policy in England', [online] available to access via [this link](#)

<sup>68</sup> DEFRA (2013): 'Waste Management Plan for England', [online] available to access via [this link](#)

<sup>69</sup> Directive 2008/98/EC

<sup>70</sup> Environment Agency (2015): 'Thames River Basin Management Plan', [online] available to access via [this link](#)

<sup>71</sup> Oxfordshire County Council (2017): 'Minerals and Waste Plan', [online] available to access via [this link](#)

area is underlain by Grade 3 ‘good to moderate’ quality land. The neighbourhood area therefore has the potential to contain some of the best and most versatile land for agricultural purposes.

It should be noted, however, in the absence of a detailed ALC assessment it is currently not possible to determine whether the Grade 3 areas can be classified as Grade 3a (i.e. best and most versatile land) or Grade 3b land.

The results of the ‘Predictive Best and Most Versatile (BMV) Land Assessment’ for South East England<sup>72</sup> provided by Natural England (shown in **Figure B6.1** below), indicate that the central and northern parts of the neighbourhood area have a high chance (<60%) of being underlain by BMV land (represented by the dark purple areas).



**Figure B6.1 Likelihood of BMV land in and around the neighbourhood area**  
**Water resources and quality**

The neighbourhood area falls within the Thames River Basin District, which extends over 16,200km<sup>2</sup>. The Thames River Basin District has a rich diversity of wildlife and habitats, supporting many species of global and national importance from chalk streams such as the River Kennet to the Thames Estuary and salt marshes. The management catchments that make up the river basin district include many interconnected rivers, lakes, groundwater, estuarine and coastal waters. The neighbourhood area falls within the Cherwell and Ray Management Catchment and the Cherwell Operational Catchment, which is predominantly rural in character.

There are 24 waterbodies located within the Cherwell Operational Catchment. In this respect, there are three watercourses located within and within proximity to the neighbourhood area, which broadly run along its borders. These include the River Cherwell (which runs along the eastern Plan border), the River Swere (which runs along the northern Plan border), and the Deddington Brook (which runs along the southern Plan border). Despite demonstrating ‘good’ chemical condition in 2016, the

<sup>72</sup> Natural England (2017): ‘Likelihood of Best and Most Versatile (BMV) Agricultural Land – Strategic Scale Map for the South East Region (ALC019)’, [online] available to access via [this link](#)



River Swere is currently in 'poor' overall condition. Reasons for not achieving good status include:

- Barriers - ecological discontinuity.
- Poor nutrient management.
- Sewage discharge (continuous).
- Land drainage - operational management.
- Invasive species (North American signal crayfish).

Comparatively, both the River Cherwell and the Deddington Brook record a 'moderate' condition overall.

The Nitrates Directive (91/676/EEC) requires Member States to identify areas where groundwater have nitrate concentrations of more than 50 mg/l nitrate or are thought to be at risk of nitrate contamination. Areas associated with such groundwater are designated as Nitrate Vulnerable Zones (NVZs) within which, Member States are required to establish Action Programmes to reduce and prevent further nitrate contamination. In this regard, the entirety of the neighbourhood area falls within the Cherwell (Ray to Thames) and Woodeaton Brook NVZ. It is useful to note that as the Neighbourhood Plan is likely to allocate land for residential development and potential employment areas, such uses are not considered to significantly increase the risk of pollution to NVZs.

### Mineral resources

Mineral resources are defined as natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties. They make an essential contribution to the country's prosperity and quality of life. Since minerals are a non-renewable resource, minerals safeguarding is the process of ensuring that non-minerals development does not needlessly prevent the future extraction of mineral resources, of local and national importance<sup>73</sup>.

Although it is noted in the Oxford Minerals and Waste Plan that Cherwell has 21 waste sites, none of these sites are within or are in proximity to the neighbourhood area. There are also no main mineral transportation routes within the area. Likewise, as shown in the Minerals and Waste Local Plan Policies Map for North Oxfordshire, there are no mineral safeguarding areas or minerals consultation zones within Deddington<sup>74</sup>.

### Future baseline

Future development has the potential to affect water quality through diffuse pollution, wastewater discharges, water run-off, and modification. However, water companies are likely to maintain adequate water supply and wastewater management over the plan period, and the requirements of the Water Framework Directive are likely to lead to continued improvements to water quality within the neighbourhood area and wider area.

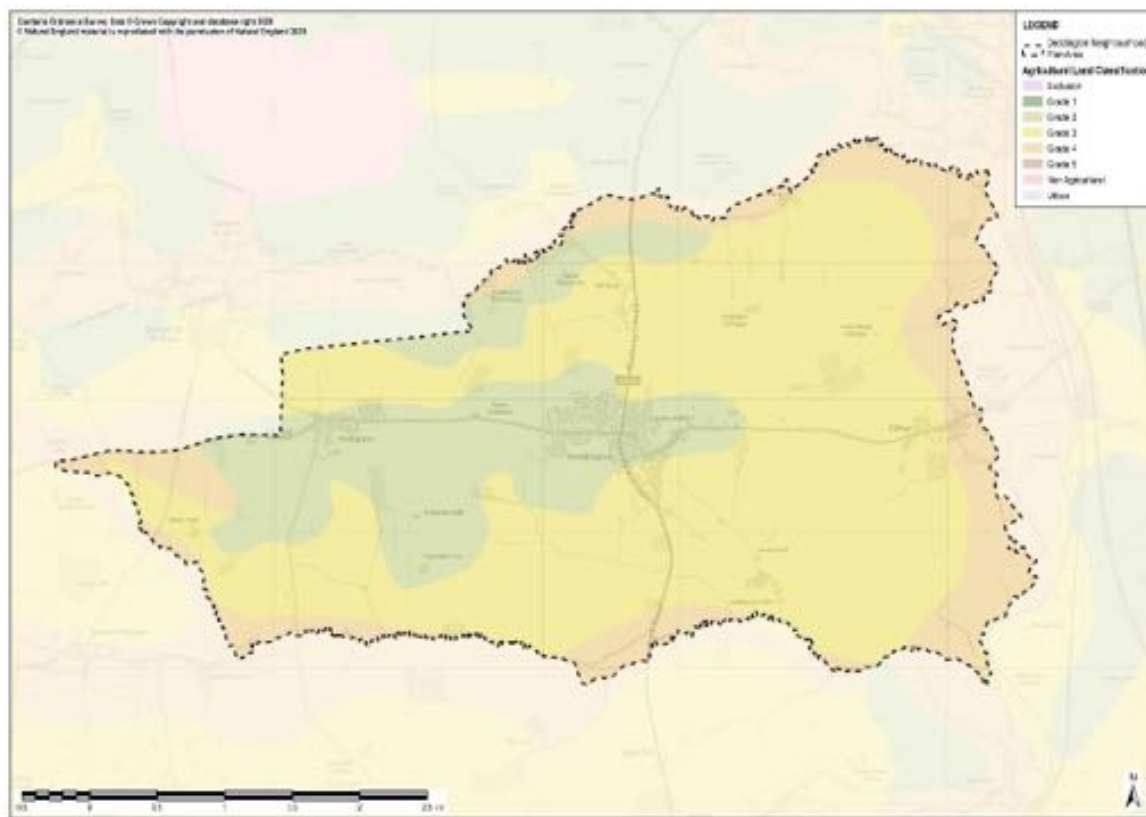
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<sup>73</sup> GOV.UK (2014): 'Minerals Guidance', [online] available to access via [this link](#)

<sup>74</sup> Oxfordshire County Council (2017): 'The Minerals and Waste Local Plan: Policies Map North', [online] available to access via [this link](#)



Due to the prevalence of BMV agricultural land within sections of the undeveloped areas of the parish, new developments which are located on greenfield land have the potential to lead to losses of higher quality (best and most versatile) agricultural land.



**Figure B6.2 ALC in the neighbourhood area**

## B.7 Population and community

### Policy context

Key messages from the National Planning Policy Framework<sup>75</sup> (NPPF) include that planning policies should:

- Provide the social, recreational and cultural facilities and services the community needs, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship, whilst guarding against the unnecessary loss of community facilities and services.
- Retain and develop accessible local services and community facilities in rural areas.
- Ensure that developments create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion. Places should contain clear and legible pedestrian routes, and high-quality public spaces, which encourage the active and continual use of public areas.

<sup>75</sup> MHCLG (2019): 'National Planning Policy Framework', [online] available to access via [this link](#)

- Enable and support health lifestyles through provision of green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- Ensure that there is a 'sufficient choice of school places' and taking a 'proactive, positive and collaborative approach' to bringing forward 'development that will widen choice in education'.

National Planning Practice Guidance (NPPG)<sup>76</sup> identifies that:

- Local Planning Authorities should assess their development needs working with the other local authorities in the relevant housing market area or functional economic market area in line with the duty to cooperate. This is because such needs are rarely constrained precisely by local authority administrative boundaries.
- Local planning authorities should secure design quality through the policies adopted in their local plans. Good design is indivisible from good planning and should be at the heart of the plan making process.
- A healthy community is a good place to grow up and grow old in. It is one which supports healthy behaviors and supports reductions in health inequalities. It should enhance the physical and mental health of the community.
- Green infrastructure is a network of multifunctional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. Local Plans should identify the strategic location of existing and proposed green infrastructure networks. Where appropriate, supplementary planning documents can set out how the planning, design and management components of the green infrastructure strategy for the area will be delivered.

The Select Committee on Public Service and Demographic Change report *Ready for Ageing?* (2013)<sup>77</sup> warns that society is underprepared for the ageing population. The report says that *"longer lives can be a great benefit, but there has been a collective failure to address the implications and without urgent action this great boon could turn into a series of miserable crises"*. The report says that the housing market is delivering much less specialist housing for older people than is needed. Central and local government, housing associations and house builders need urgently to plan how to ensure that the housing needs of the older population are better addressed and to give as much priority to promoting an adequate market and social housing for older people as is given to housing for younger people.

The Oxfordshire LEP Strategic Economic Plan (2014)<sup>78</sup> sets out the ambition for increased business growth and productivity in Oxfordshire, supported by accelerated housing delivery, better integrated transport, a better qualified workforce underpinned by a quality of place that few locations can offer.

The Cherwell Sustainable Community Strategy<sup>79</sup> outlines the overall strategic direction and long-term vision for the economic, social and environmental wellbeing

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<sup>76</sup> Department for Communities and Local Government (2012) National Planning Practice Guidance <sup>[online]</sup> available to access via [this link](#)

<sup>77</sup> Select Committee on Public Service and Demographic Change (2013): 'Ready for Ageing?', [online] available to access via [this link](#)

<sup>78</sup> Oxfordshire Local Enterprise Partnership (2014): 'Strategic Economic Plan', [online] available to access via [this link](#)

<sup>79</sup> Cherwell Community Planning Partnership (2010): Cherwell Sustainable Community Strategy [online]

of the Cherwell District until 2030. In this regard, the Plan sets out the following four pledges:

- A Diverse Economy - the economic pledge: *“By 2030 we will have a diverse industry base and appropriately skilled workforce that can adapt to climate change supported by a well-planned and effective infrastructure of housing, transport, leisure and services”*.
- Opportunities for All - the community pledge: *“By 2030 we will have thriving communities where everyone, regardless of their personal circumstances, feels safe in their homes and welcome in their neighbourhoods”*.
- Connected and Protected - the infrastructure and environment pledge: *“By 2030 we will understand and adapt to environmental challenges as they arise and ensure that all infrastructure and other developments seek to support the protection of our environment and biodiversity”*.
- How will we do it? - the leadership pledge: *“By 2030 Cherwell will be characterised by our responsiveness to our changing population. Our partnerships will take a key role in delivering services, fostering community cohesion and managing our resources, directing them to where there is most need”*.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the population and community topic:

- **Policy SLE 1:** Employment Development.
- **Policy SLE 2:** Securing Dynamic Town Centres.
- **Policy SLE 3:** Supporting Tourism Growth.
- **Policy BSC 1:** District Wide Housing Distribution.
- **Policy BSC 3:** Affordable Housing.
- **Policy BSC 4:** Housing Mix.
- **Policy BSC 6:** Travelling Communities.
- **Policy BSC 7:** Meeting Education Needs.
- **Policy BSC 9:** Public Services and Utilities.
- **Policy BSC 10:** Open Space, Outdoor Sport and Recreation Provision.
- **Policy BSC 12:** Indoor Sport, Recreation and Community Facilities.
- **Policy Villages 2:** Distributing Growth Across the Rural Areas.
- **Policy Villages 4:** Meeting the Need for Open Space, Sport and Recreation.

## Current baseline

### Population

**Table B7.1** below shows population change between 2001 and 2011 in the neighbourhood area, district, region and nationally as a whole. Population change in the neighbourhood area between this period (1.1%) was lower than comparative change for Cherwell (7.7%), the South East (7.9%) and England as a whole (7.9%).

**Table B7.1 Population change between 2001 and 2011**

	Deddington	Cherwell	South East	England
2001	2,123	131,785	8,000,645	49,138,831
2011	2,146	141,868	8,634,750	53,012,456
Population change (%)	1.1%	7.7%	7.9%	7.9%

### Age structure

**Table B7.2** below shows the age distribution of residents in the neighbourhood area. The largest age group in Deddington is the 60+ age group (35.5% of residents), and the smallest is the 16-24 age group (6.0%). The proportion of residents within the 60+ age group is higher for Deddington than for Cherwell (21.2%), the South East (23.4%) and England as a whole (22.3%).

**Table B7.2 Age structure**

Age Band	Deddington	Cherwell	South East	England
0-15	20.0%	20.1%	19.0%	18.9%
16-24	6.0%	10.0%	11.2%	11.9%
25-44	20.9%	28.6%	26.5%	27.5%
45-59	20.6%	20.1%	19.9%	19.4%
60+	32.5%	21.2%	23.4%	22.3%
Total population	2,146	141,868	8,634,750	53,012,456

### Index of Multiple Deprivation

The Index of Multiple Deprivation 2019 (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation according to their respective weights, as described below. The seven deprivation domains are as follows:

- **Income:** The proportion of the population experiencing deprivation relating to low income, including those individuals that are out-of-work and those that are in work but who have low earnings (satisfying the respective means tests).
- **Employment:** The proportion of the working-age population in an area involuntarily excluded from the labour market, including those individuals who would like to work but are unable to do so due to unemployment, sickness or disability, or caring responsibilities.
- **Education, Skills and Training:** The lack of attainment and skills in the local population.
- **Health Deprivation and Disability:** The risk of premature death and the impairment of quality of life through poor physical or mental health. Morbidity, disability and premature mortality are also considered, excluding the aspects of behaviour or environment that may be predictive of future health deprivation.
- **Crime:** The risk of personal and material victimisation at local level.
- **Barriers to Housing and Services:** The physical and financial accessibility of housing and local services, with indicators categorised in two sub-domains.

- ‘Geographical Barriers’: relating to the physical proximity of local services
- ‘Wider Barriers’: relating to access to housing, such as affordability.
- **Living Environment:** The quality of the local environment, with indicators falling categorised in two sub-domains.
  - ‘Indoors Living Environment’ measures the quality of housing.
  - ‘Outdoors Living Environment’ measures air quality and road traffic accidents.
- Two supplementary indices (subsets of the Income deprivation domains), are also included:
  - **Income Deprivation Affecting Children Index:** The proportion of all children aged 0 to 15 living in income deprived families.
  - **Income Deprivation Affecting Older People Index:** The proportion of all those aged 60 or over who experience income deprivation.

Lower Super Output Areas (LSOAs)<sup>80</sup> are a geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. They are standardized geographies designed to be as consistent in population as possible, with each LSOA containing approximately 1,000 to 1,500 people. In relation to the IMD 2019, LSOAs are ranked out of the 32,844 in England and Wales, with 1 being the most deprived. Ranks are normalized into deciles, with a value of 1 reflecting the top 10% most deprived LSOAs in England and Wales.

In this respect, the neighbourhood area falls within two LSOAs:

- **Cherwell 010B** – amongst the 20% least deprived areas in the country; and
- **Cherwell 010A** – amongst the 20% least deprived areas in the country.

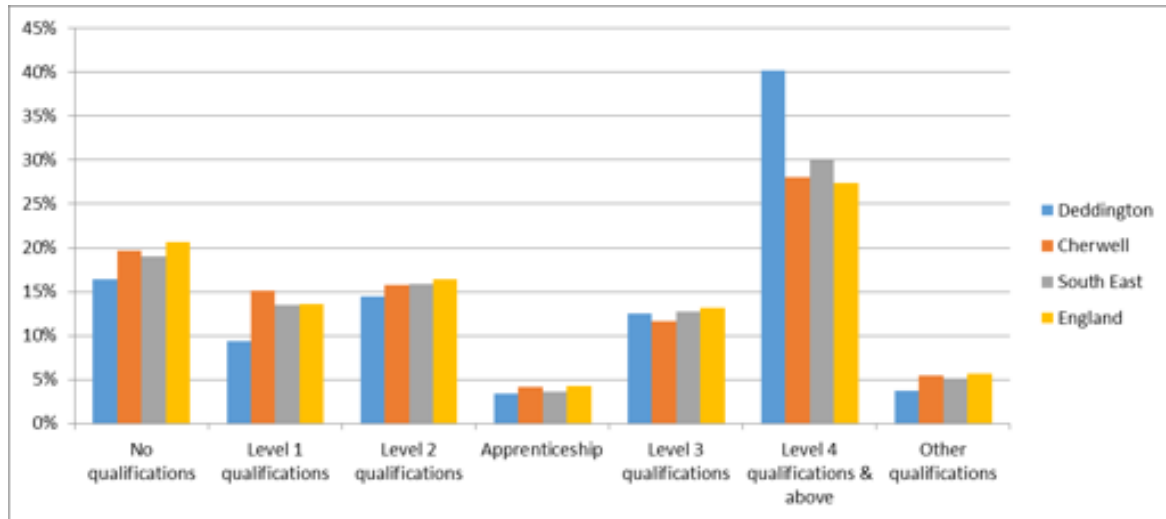
## Education

**Figure B7.1** overleaf shows the highest level of qualification for residents in the neighbourhood area. Most residents in the neighbourhood area hold at least one qualification (83.6%). This is higher than comparative figures for Cherwell (80.3%), the South East (80.9%) and England as a whole (80.6%). Of those with qualifications, a large proportion hold level 4 qualifications and above (40.2%).

With regards to educational facilities, there is one school within the neighbourhood area: Deddington Primary School, which accommodates 195 pupils. Additionally, Deddington Village Nursery and Pre-School provides care for 2–4-year-olds. The nearest secondary schools are situated around Banbury, approximately 8km from the Plan border.

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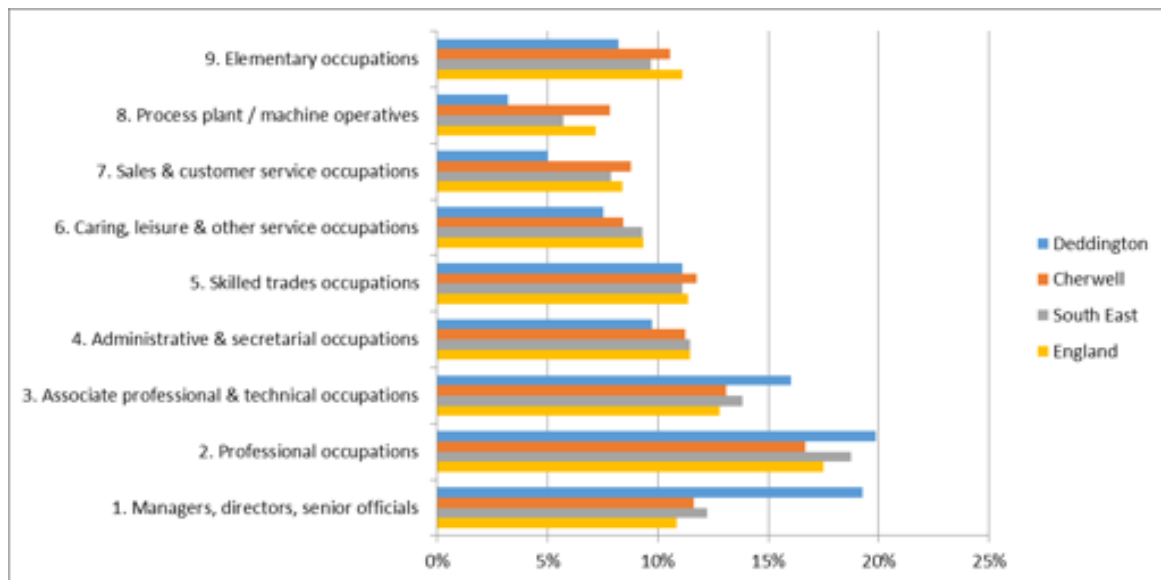
<sup>80</sup> DCLG (2019): ‘Indices of Deprivation Explorer’, [online] available to access via [this link](#)



**Figure B7.1 Highest level of qualification  
Employment**

**Figure B7.2** below shows the proportion of working residents in certain occupational bands. Regarding employment within the neighbourhood area, the following three occupation categories support the most residents:

- Managers, directors, senior officials (19.3%)
- Professional occupations (19.9%)
- Associate professional & technical occupations (16.0%)



**Figure B7.2 Occupation of usual residents aged 16 to 74**

With regards to employment infrastructure, 70.2% of residents in the neighbourhood area aged 16-74 are economically active (England 69.9%). A total of 14.2% are self-employed (England 9.8%) and 9.0% work mainly from home (England 3.5%).

The existing range of amenities and facilities is generally small-scale, and they offer limited local employment opportunities. In this respect, most residents in employment therefore commute elsewhere to find work. According to the Cherwell



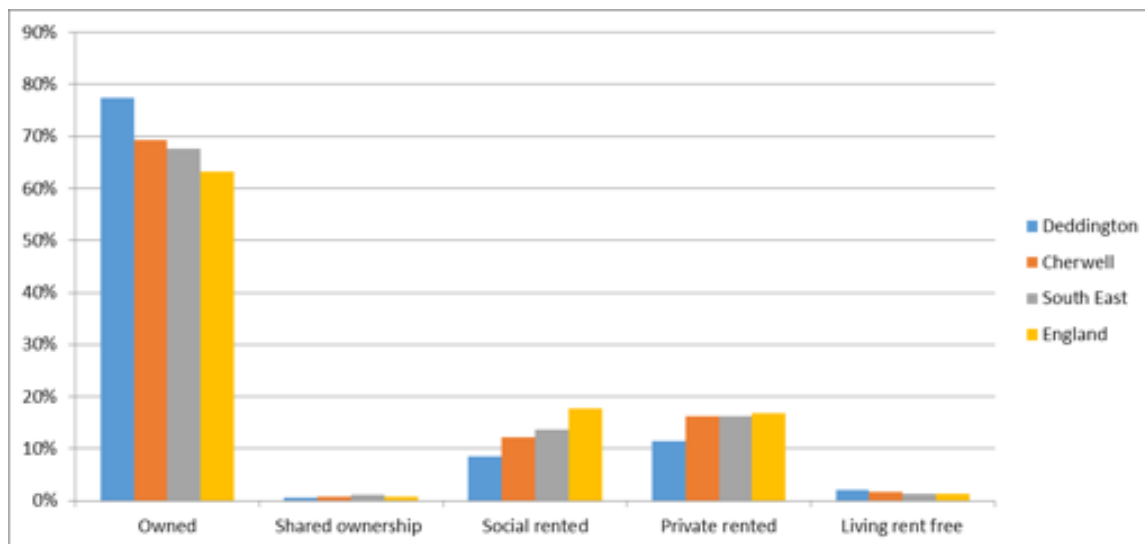
Rural Area Integrated Transport and Land Use Study (CRAITLUS)<sup>81</sup>, the majority of Deddington residents in employment commute extended distances by car to various work destinations well outside the Parish and only 13% work in Banbury.

While Deddington straddles the A4260 and the B4031, the village is further from main employment areas and major retail centres than most of the other larger rural settlements in north Oxfordshire.

Results of the parish questionnaire conducted in October 2014 indicated that 14 285 out of 791 respondents (36%) felt that Deddington needed more job opportunities. A total of 279 of 458 respondents (61%) were either in favour or strongly in favour of small business developments.

### Housing tenure

As shown in **Figure B7.3** below, most residents in the neighbourhood area own their homes outright (77.4%), higher than comparative figures for Cherwell (69.3%), the South East (67.6%) and England as a whole (63.3%). Comparatively, a lower proportion of residents rent within the neighbourhood area (20.0%), when compared to the district (28.3%), region (30.0%) and country as a whole (34.5%).



**Figure B7.3 Housing tenure**

### Community assets and infrastructure

With regards to local services, Deddington supports a range of retail and service outlets, the majority in the vicinity of Market Place, including food shops, places where people can eat or drink, estate agents, hairdressers and a number of specialist shops such as a florist, two dress shops, cycle shop and art gallery. Apart from The Co-operative Food store, other large employers in the village are the primary school and the health centre.<sup>82</sup>

In addition, Deddington hosts a number of local events, including the local farmer’s market, which is hosted on the fourth Saturday of each month, and the annual Deddington Festival in the late summer/ autumn, which is the annual Festival of music, performing arts, visual arts and community events in the village.

<sup>81</sup> Cherwell Rural Area Integrated Transport and Land Use Study - August 2009 (CRAITLUS).

<sup>82</sup> Ibid.

Deddington is also home to a variety of clubs and societies, which provide recreational activities for residents, including the following organizations<sup>83</sup>:

- Deddington football club (adults and youth).
- Cubs and Brownies groups.
- Brass band.
- History society.
- Photographic society.

## Future baseline

As the population of the neighbourhood area continues to age, this could potentially negatively impact upon the future vitality of the local community and economy of certain parts of the neighbourhood area, whilst also placing additional pressures to existing services and facilities.

The suitability (e.g. size and design) and affordability of housing for local requirements depends on the implementation of appropriate housing policies through the Local Plan and Neighbourhood Plan. Unplanned development may have wider implications in terms of transport and access to infrastructure, or the natural environment. In particular, new residential development is likely to place additional demands on existing facilities and services and local infrastructure.

## B.8 Health and wellbeing

### Policy context

Key messages from the NPPF include:

- One of the three overarching objectives of the NPPF is a social objective to; *“support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural wellbeing.”*
- *“Planning policies and decisions should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles, especially where this would address identified local health and wellbeing needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.”*
- Policies and decisions should consider and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities.

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<sup>83</sup> Deddington Parish Council (2019): 'Directory - Clubs & Societies', [online] available to access via [this link](#)

Development should avoid building on existing open space, sports and recreational buildings and land, including playing fields.

- Promote the retention and development of local services and community facilities such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

In relation to other key national messages in relation to health, Fair Society, Healthy Lives<sup>84</sup> ('The Marmot Review') investigated health inequalities in England and the actions needed in order to tackle them. Subsequently, a supplementary report was prepared providing additional evidence relating to spatial planning and health on the basis that there is: "overwhelming evidence that health and environmental inequalities are inexorably linked and that poor environments contribute significantly to poor health and health inequalities".

Health Equity in England: The Marmot Review 10 Years On (2020) has been produced by the Institute of Health Equity and commissioned by the Health Foundation to mark 10 years on from the landmark study Fair Society, Healthy Lives (The Marmot Review).<sup>85</sup>

The report highlights that:

- people can expect to spend more of their lives in poor health.
- improvements to life expectancy have stalled and declined for the poorest 10% of women.
- the health gap has grown between wealthy and deprived areas.
- place matters – for example living in a deprived area of the North East is worse for your health than living in a similarly deprived area in London, to the extent that life expectancy is nearly five years less.

The increasing role that local level authorities are expected to play in providing health outcomes is demonstrated by recent government legislation. The Health and Social Care Act 2012 transferred responsibility for public health from the NHS to local government, giving local authorities a duty to improve the health of the people who live in their areas. This will require a more holistic approach to health across all local government functions.

The Oxfordshire Joint Health and Wellbeing Strategy (2018 – 2030)<sup>86</sup> outlines several strategies to improve the overall health and wellbeing of the county, summarised below:

- Agreeing a coordinated approach to prevention and "healthy place-shaping".
- Improving the resident's journey through the health and social care system (as set out in the Care Quality Commission action plan).
- Agreeing an approach to working with the public so as to re-shape and transform services locality by locality.
- Agreeing plans to tackle critical workforce shortages.

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<sup>84</sup> The Marmot Review (2011): 'The Marmot Review: Implications for Spatial Planning', [online] available to access via [this link](#)

<sup>85</sup> Health Equity in England (2020): 'The Marmot Review 10 Years on', [online] available to access via [this link](#)

<sup>86</sup> Oxfordshire County Council (2018): 'Health and Wellbeing Strategy', [online] available to access via [this link](#)

The strategy also sets the following shared vision for the county: “To work together in supporting and maintaining excellent health and well-being for all the residents of Oxfordshire”.

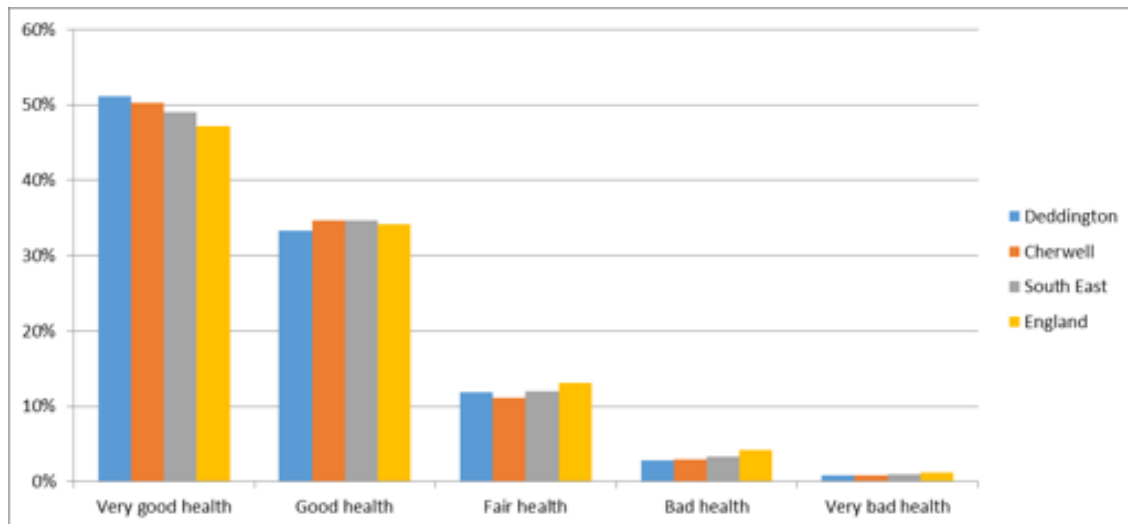
The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the health and wellbeing topic:

- **Policy BSC 8:** Securing Health and Wellbeing.
- **Policy BSC 10:** Open Space, Outdoor Sport and Recreation Provision.
- **Policy BSC 11:** Local Standards of Provision- Outdoor Recreation.

## Current baseline

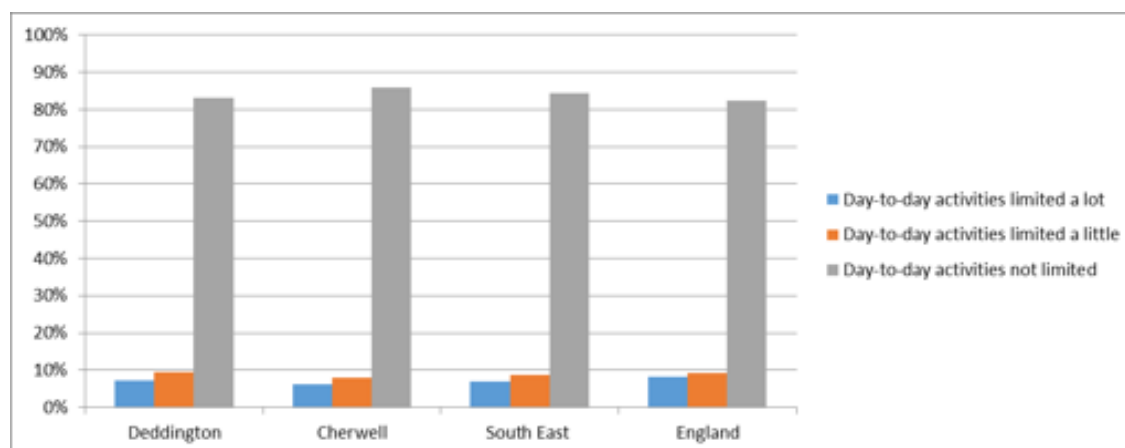
### Indicators of health and wellbeing

As shown in **Figure B8.1** below, most residents in the neighbourhood area demonstrate at least ‘fair’ health (96.4%), in line with figures for Cherwell (96.2%) and higher than comparative figures for the South East (95.7%) and England as a whole (94.5%).



**Figure B8.1 General health**

**Figure B8.2** overleaf shows long-term health in the neighbourhood area, district, region and nationally. The majority of residents in the neighbourhood area are not limited in their day-to-day activities (83.2%), which is lower than comparative figures for Cherwell (85.9%), the South East (84.3%), but higher than figures for England (82.4%).



**Figure B8.2 Long-term health category**

### Health services

With regards to local healthcare provision, Deddington Healthcare Centre is located in Deddington village (Earls Lane). According to the most recently available information<sup>87</sup>, the practice is currently accepting new patients. The nearest hospital is located in Banbury, approximately 7km from Deddington village centre. In addition, there are four care homes and living assistance services within the neighbourhood area.

### Joint Strategic Needs Assessment

The Oxfordshire JSNA<sup>88</sup>, published in March 2019, identifies the current and future health and wellbeing needs of the local population. Some of the key findings are provided below:

- Over half of deaths in those under 75 in the county were considered preventable, and the highest cause of preventable death in those under 75 was cancer.
- Dementia and Alzheimer's disease are increasing as leading cause of death for over 75s.
- Cardiovascular, cancer, depression and osteoporosis have higher prevalence in Oxfordshire GP-recorded data than national average.
- Depression diagnosis among adults is increasing. Social, emotional and mental health needs of school pupils in Oxfordshire is increasing and is above the national average.
- Over half of adults in Oxfordshire are overweight or obese, and three in ten adults are not meeting physical activity guidelines.
- Children's participation in sport and physical activity is declining nationally, and most children in Oxfordshire are not meeting the daily physical activity guidelines.

In addition to the Oxfordshire JSNA, Oxfordshire County Council provide a summary of district-specific results for Cherwell<sup>89</sup>.

<sup>87</sup> Deddington Health Centre (n.d.): 'New patients', [online] available to access via [this link](#)

<sup>88</sup> Oxfordshire County Council (2016): 'Oxfordshire Joint Strategic Needs Assessment', [online] available to access via [this link](#)

<sup>89</sup> Oxfordshire County Council (2019): 'JSNA 2019 summary for Cherwell', [online] available to access via [this link](#)

Additionally, The Public Health England local health profile for Cherwell<sup>90</sup> shows that, for the majority of indicators, Cherwell is better than or similar to the national average. Indicators that are worse than average are 'killed and seriously injured on roads' and 'estimated diabetes diagnosis rate'.

Regarding the inequalities summary for Deddington, as presented in the Cherwell 2019 summary, there are no indices where Deddington ward performs statistically worse than Oxfordshire or England. In Cherwell, wards with the most indicators worse than Oxfordshire or England are in Banbury.

### Green open spaces

There is significant and growing evidence on the physical and mental health benefits of green spaces. Research shows that access to green space is associated with better health outcomes, and income-related inequality in health is less pronounced where people have access to green space.<sup>91</sup> Access to good quality green space is associated with a range of positive health outcomes including better self-rated health; lower body mass index scores, overweight and obesity levels; improved mental health and wellbeing and increased longevity in older people.

The Deddington Conservation Area Appraisal shows areas of important green space in the neighbourhood area. Grass verges are found throughout the conservation area and although quite narrow in places, their presence contributes to the rural character of those areas which are away from the commercial core. Triangular shaped greens are found at Goose Green and at the junction of Castle Street and Hopcraft Lane, and there are two greens in the Market Square. Trees are another important feature which make a positive contribution to the character of the conservation area, with a fine example located at the end of Castle Street.

### Future baseline

Health and wellbeing levels within the neighbourhood area are generally good, with a high percentage of residents reporting 'good' or 'very good' health, and a low percentage of residents reporting that their activities are limited in some way.

However, an ageing population within the neighbourhood area may increase the reported cases of disability, reduce the levels of good health, and place future pressures on health services in the wider area. Similarly, ongoing cuts to community services have the potential to lead to effects on health and wellbeing to key population groups (i.e. elderly population).

Obesity is also seen as an increasing issue by health professionals, and one that will contribute to significant health impacts on individuals, including increasing the risk of a range of diseases, including heart disease, diabetes and some forms of cancer.

Poor mental health is associated with low long term life quality, a larger number of hospitalisations and deaths. Experts indicate that problems surrounding the worsening of mental health, including secondary dependencies such as alcoholism are likely to worsen over time without suitable changes within communities.

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<sup>90</sup> Public Health England (2019): 'Local Authority Health Profile', [online] available to access via [this link](#)

<sup>91</sup> Public Health England (2014) Local Action on Improving Health Inequalities: Improving Access to Green Spaces [online] available to access via [this link](#)



## B.9 Transportation

### Policy context

Key messages from the National Planning Policy Framework<sup>92</sup> (NPPF) include:

- Transport issues should be considered from the earliest stages of plan-making and development proposals, so that:
  - a. The potential impacts of development on transport networks can be addressed.
  - b. Opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised.
  - c. Opportunities to promote walking, cycling and public transport use are identified and pursued.
  - d. The environmental impacts of traffic and transport infrastructure can be identified, assessed and considered.
  - e. Patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high quality places.
- Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be considered in both plan-making and decision-making.

National Planning Practice Guidance (NPPG)<sup>93</sup> identifies that it is important for local planning authorities to undertake an assessment of the transport implications in developing or reviewing their Local Plan so that a robust transport evidence base may be developed to support the preparation and/or review of that Plan.

The Transport Investment Strategy - Moving Britain Ahead (2017)<sup>94</sup> sets out the Department for Transport's approach for future investment decisions and priorities. At the local level, the strategy relies on devolved decision-making where local communities have the power and will be backed by funding. Investment aims to achieve a transport network that is reliable, well-managed, safe, and works for everyone. The transport system should also provide smooth, fast and comfortable journeys, and have the right connections in the right places.

Department for Transport (2020) Decarbonising Transport: Setting the Challenge (2020)<sup>95</sup> sets out in detail what government, business and society will need to do to deliver the significant emissions reduction needed across all modes of transport, putting us on a pathway to achieving carbon budgets and net zero emissions across every single mode of transport by 2050.

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<sup>92</sup> MHCLG (2019) National Planning Policy Framework [online] available to access via [this link](#)

<sup>93</sup> Department for Communities and Local Government (2012): 'National Planning Practice Guidance', [online] available to access via [this link](#)

<sup>94</sup> Department for Transport (2017) Transport Investment Strategy - Moving Britain Ahead [online] available to access via [this link](#)

<sup>95</sup> Department for Transport (2020) Decarbonising Transport: Setting the Challenge [online] available to access via [this link](#)

In February 2020, the government announced a new £5 billion 5-year funding package to overhaul bus and cycle links for every region outside London.<sup>96</sup> This builds on the Government's determination to make buses work better for their passengers. The details of these programmes will be announced in the upcoming National Bus Strategy, to be published later in 2020, and follows the allocation of £170 million to support more electric buses, increase rural mobility and trial new 'Superbus' services.

Cycle routes will also see a major boost across the country with over 250 miles of new, high-quality separated cycle routes and safe junctions in towns and cities to be constructed across England, as part of the multibillion-pound package announced.

Each Local Transport Authority in England and Wales has a statutory duty to produce and adopt a Local Transport Plan through the Local Transport Act 2000, as amended by the Local Transport Act 2008. Oxfordshire County Council adopted its fourth Local Transport Plan (LTP4) 'Connecting Oxfordshire'<sup>97</sup> in September 2015. The LTP4 sets out the policy and strategy for developing the transport system in Oxfordshire to 2031. Volume 1 'Policy and Overall Strategy' sets out the overarching transport goals of LTP4 and the supporting objectives. The four over-arching goals are: to support jobs and housing growth and economic vitality; to reduce transport emissions and meet obligations to Government; to protect, and where possible enhance Oxfordshire's environment and improve quality of life; and to improve public health, air quality, safety and individual wellbeing.

The following policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1) directly relate to the transportation SEA topic:

- **Policy SLE 3:** Supporting Tourism Growth.
- **Policy SLE 4:** Improved Transport and Connections.
- **Policy SLE 5:** High Speed Rail 2 -London to Birmingham.
- **Policy Bicester 5:** Strengthening Bicester Town Centre.
- **Policy Villages 2:** Distributing Growth Across the Rural Areas.

## Current baseline

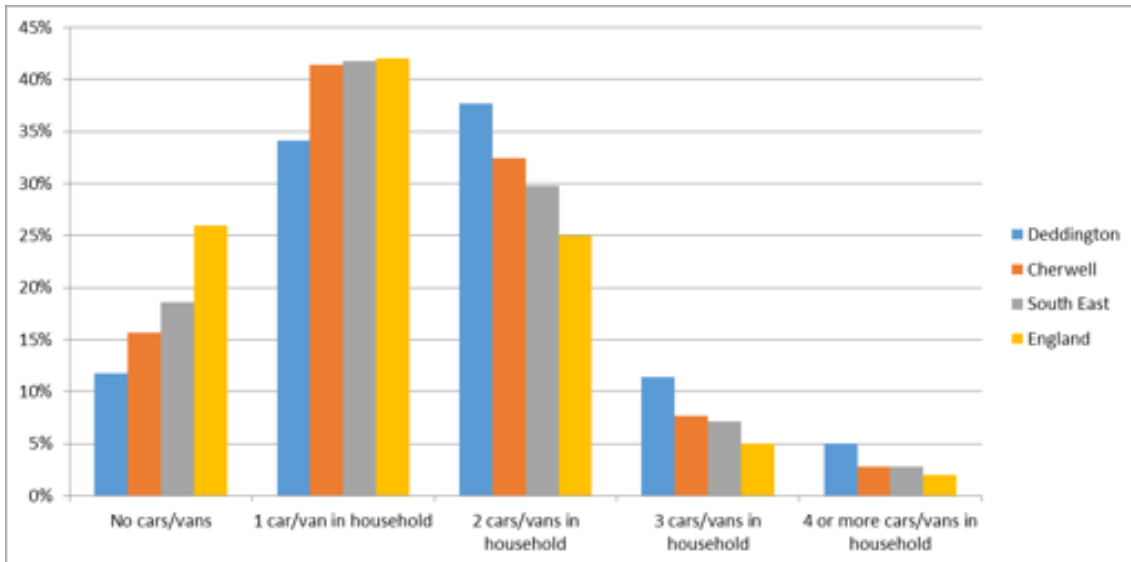
### Car ownership and method of travel to work

**Figure B9.1** below shows that the majority of residents in the neighbourhood area have at least one car or van in their household (88.2%), higher than comparative figures for Cherwell (84.4%), the South East (81.4%) and England as a whole (74.0%). This reflects the relative affluence of the neighbourhood area, and rural location.

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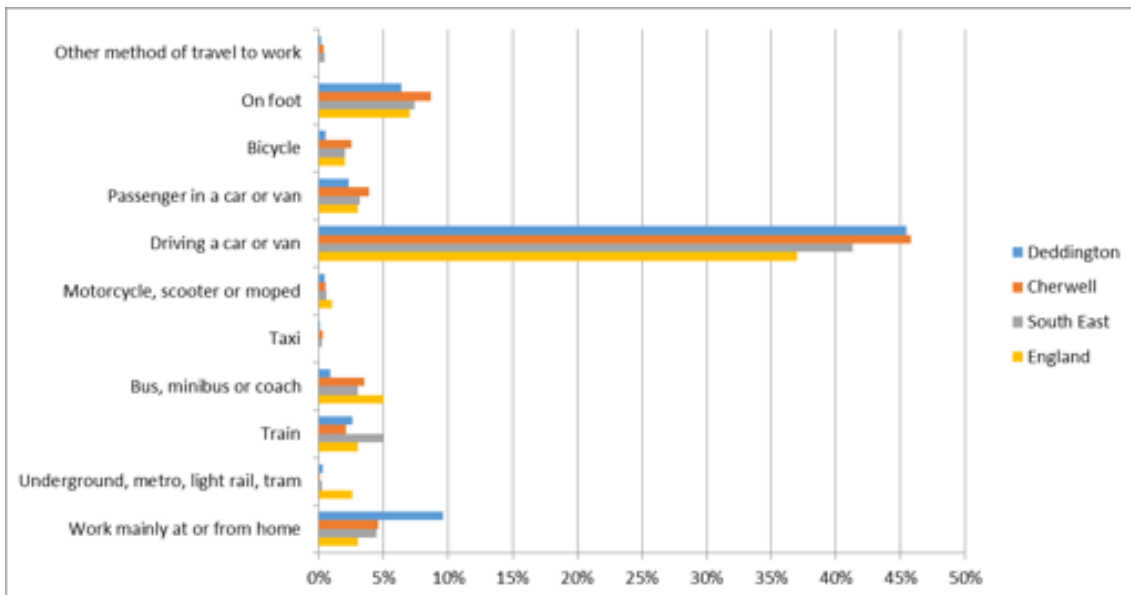
<sup>96</sup> Department for Transport (2020) Major boost for bus services as PM outlines new vision for local transport [online] available to access via [this link](#)

<sup>97</sup> Oxfordshire County Council (2016) Connecting Oxfordshire: Local Transport Plan 2015-2031 Volume 1: Policy & Overall Strategy, Updated 2016 [online] available to access via [this link](#)



**Figure B9.1 Car ownership**

Census data shown in **Figure B9.2** overleaf indicates that the majority of working residents in the neighbourhood area travel to work via car or van (45.5%), in line with figures for Cherwell (45.8%) and higher than figures for the South East (41.3%) and England (37.0%). Additionally, a large proportion of residents in the neighbourhood area choose to work mainly at or from home (9.6%) when compared to district (4.6%), region (4.5%) and country as a whole (3.0%).



**Figure B9.2 Method of travel to work**

**Road network and congestion**

Deddington village is located at the intersection of two routes: Hempton-Clifton road (running west-east), which becomes the B4031, and Banbury-New street (running north-south), which becomes the A4260. The latter is also known as the ‘High street’ for Deddington. The village is located further from main employment areas and major retail centres than most of the other larger rural settlements in north Oxfordshire.

The eastern part of the Parish (other than the settlement of Clifton) is sparsely populated and less accessible. There is only one road (B4031), linking Deddington with Aynho after crossing the Cherwell to the east of Clifton.

Traffic flows through Deddington are consistently high on both the A4260 Oxford to Banbury road and the B4031 west-east route. The B4031 has noticeable physical constraints as it passes through Hempton and Deddington, and Clifton.

As highlighted by a questionnaire commissioned for the Neighbourhood Plan, many residents cited poor public transport, parking and traffic as a disadvantage of living in the Parish. Despite this, the Plan notes that Cherwell District Council are encouraging greater use of the S4 service for journeys to Banbury or Oxford instead of using their cars. However, 58% of respondents of the questionnaire (476 people) felt that it was not possible to introduce parking controls in the centre of Deddington without detrimental consequences. Subsequently, as indicated in the draft Plan:

*“Parking is clearly a vexed issue for a lot of residents, and there are no straightforward or obvious answers.”<sup>98</sup>*

### Bus network

With regards to the local bus network, the main service passing through Deddington is the Stagecoach 'Gold' S4 bus service between Banbury and Oxford, an hourly daytime and early evening service by single-decker bus. The route goes through West Adderbury, Steeple Aston and Tackley, and passes by Oxford Parkway. However, the service does not pass through the settlements of Clifton or Hempton within the neighbourhood area. As noted in the draft Plan, although timetable changes from May 2018 included the loss of the previous half-hourly service between Deddington and Banbury, there is now a morning rush hour express bus to Oxford and later last buses (6:50pm from Banbury and 8:20 pm from Oxford).

### Public Right of Way network

The network of public footpaths and bridleways within and surrounding the neighbourhood area includes the Deddington Circular Walks, which are a valued recreational amenity and well used by the local community.

There is only one designated cycleway in the neighbourhood area, between Deddington and Hempton. Community consultation indicated that many residents would like greater opportunities for cycling round the neighbourhood area, including a cycleway between Deddington and Clifton, although a significant proportion were deterred from on-road cycling by road safety concerns<sup>99</sup>.

### Rail network

There are no railway stations located within the neighbourhood area. The nearest main line stations are at Banbury (10 km), Bicester North (19 km) and Oxford Parkway (south of Kidlington, 20 km).

Banbury is well connected by rail and has services to a range of destinations. These include Birmingham Snow Hill / New Street / Snow Hill, Manchester Piccadilly, Stoke on Trent, Coventry, Leamington Spa, Warwick Parkway, Bicester North, High Wycombe, London Marylebone, Oxford, Reading, Southampton and Bournemouth.

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<sup>98</sup> Ibid.

<sup>99</sup> Ibid.

Bicester North is located on the Birmingham Snow Hill / Moor Street to London Marylebone line and Oxford Parkway is located on the Oxford to London Marylebone line. With no bus links, services from Bicester North are inaccessible by public transport from the neighbourhood area.

## Future baseline

New development has the potential to increase traffic and cause congestion within the neighbourhood area, principally at junctions on key routes. This is likely to continue to be more pronounced during peak times (i.e. rush hours). This is significant in the local context, due to the pressures from the local road network.

However, development within the neighbourhood area has the potential to lead to enhancements to the pedestrian and cycle network.

Additionally, there are opportunities to improve public transport networks within the neighbourhood area in order to facilitate for more sustainable modes of transport whilst alleviating pressures on main road networks. Similarly, the provision of infrastructure to promote at home (i.e. remote) working is likely to positively contribute towards these aims.

Whilst negative effects of new development on the transport network are likely to be mitigated in part by new infrastructure, there will be a continuing need for development to be situated in accessible locations.

The recovery from the Covid-19 epidemic has the potential to change travel patterns in the village in the short, medium and (potentially) longer term, including relating to commuting and home working.

