

Para. 3.3 – Assessment of Alternatives

The ES should examine the potential for alternative development solutions within the site and justify the preferred proposal.

Para. 3.5 – Planning Policy

The document should also include reference to relevant policies within the Approved and Draft Oxfordshire Structure Plan.

Para. 3.6 – Socio-Economic Issues

The ES should consider the impact of the development on the existing service provision and the new or improved service infrastructure required to mitigate those impacts. In particular, the impact upon primary and secondary school provision, library and museum facilities, waste management, emergency services, social and healthcare issues should be assessed. The developer would be expected to fully fund all necessary additional infrastructure required to support the development.

Para. 3.8 – Landscape and Visual Resources

The assessment of visual and landscape impacts should also consider the effects upon rail users and current and future recreational users of the canal corridor. Both of these routes have views towards the proposed development from the valley floor.

Paras. 3.9 to 3.12 – Ecology and Nature Conservation

The ES should also take into account the Council's Biodiversity Action Plan in the assessment of proposals. Any assessment of flora and fauna and any impacts of the proposed development should also be based upon approved survey methodologies with seasonal surveys if appropriate.

The landscape assessment should be cross referenced to the Council's Landscape Character Assessment and the Oxfordshire Wildlife and Landscape Study (OWLS).

The ecological assessment must pay particular attention to protected species such as bats, badgers, barn owls and species such as water voles or great crested newts if there are any ditch/aquatic systems involved.

If appropriate, any habitats identified as part of these surveys should be cross referenced with the Oxfordshire Biodiversity Action Plan and Habitat Action Plan. Initial data is obtainable through the Thames Valley Environmental Records Centre (gavin.bird@oxfordshire.gov.uk).

Para. 3.13 – Heritage and Archaeology

Typographic error – Line 4, should be 'Field Archaeologists'.

Paras. 3.15 to 3.17 – Geology, Water, Hydrology and Drainage

The use of sustainable drainage systems within development is encouraged. With regard to local issues, in previous flood events water has been trapped on land to the west of the Oxford Canal.

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