

**Watlington**  
Neighbourhood  
Development Plan



# Sustainability Appraisal with Environmental Report

**DRAFT**

***Our Community***

***Our Plan***

Watlington Parish Council  
Date: 18<sup>th</sup> April 2017



**Watlington Town Hall**

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# 1 Non-technical summary

## 1.1 The Neighbourhood Development Plan process

The purpose of this Sustainability Appraisal with Environmental Report is to document how the principles of sustainable development have been considered throughout the plan-making process.

Watlington Parish Council initiated the Neighbourhood Development Plan (NDP) in 2013 and South Oxfordshire District Council (SODC) approved all land within the parish boundary as the Designated Area for the NDP in October in the same year. In April 2015 the parish boundary was amended as a result of the parish boundaries review and the parish council submitted a new application for the re-designation of a Neighbourhood Plan Area in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012. The revised parish boundary was approved by SODC and was formally designated as a Neighbourhood Area on 5<sup>th</sup> November 2015.

South Oxfordshire District Council issued a screening opinion on 15<sup>th</sup> October 2015 that a Strategic Environmental Assessment would be required as the NDP is likely to have significant environmental effects and will allocate preferred sites for development. The area of the NDP includes part of the Chilterns Area of Outstanding Natural Beauty and Watlington town centre is designated as a Conservation Area and an Air Quality Management Area.

The structure adopted by the parish council to develop the NDP comprised a Steering Committee of members of the parish council and a Neighbourhood Plan Core Committee of three members of the parish council and three members of the wider community. This structure continued to April 2015 when it came to an end. Parish Council elections were held in May 2015 and the newly elected council decided to change the structure for the NDP in order to involve more members of the community in the process. The parish council as the qualifying body retained responsibility for oversight and governance and a Steering Committee of members of the parish council was established with its own terms of reference. Local residents were invited to join a working group to develop the NDP. This group was called the Watlington Neighbourhood Development Plan Forum (not to be confused with Neighbourhood Planning fora set up in parishes without a parish council). Membership of the Forum was self-selecting and was open to anyone who lives or works in Watlington or who regularly visits the town. A Coordination Group was formed from within the Forum to manage the progress of the NDP and this group also has terms of reference.

The residents' Forum reviewed the policy context, local evidence and sustainability issues in preparing the Plan. Based on this review, a sustainability appraisal framework was defined that went to local people and statutory consultees for comments. The sustainability appraisal framework was used to test the Plan objectives, reasonable alternatives for achieving the objectives and policies. This thorough process ensured that the sustainability issues and challenges that we face have been integral to the Plan process and that the policies contribute to the achievement of sustainable development. At each stage the emerging Plan was refined in response to feedback from residents and statutory consultees. Community involvement throughout the process included formal and informal consultations, topic meetings, news updates, the website and a number of surveys which assessed housing need and other key issues for the town as documented in the Consultation

Statement (currently in preparation). At least 50 local people have been involved in the WNDP as members of working groups.

The pre-submission draft of the Plan will be submitted to the District Council together with this draft Sustainability Appraisal and Environmental Report. Following a formal consultation period, comments on the draft Plan will be analysed and used to refine the documents. We will then submit the final Neighbourhood Development Plan to the District Council. Once it has approved the Plan, the District Council will submit it to an independent examiner together with other Plan documents – the Environmental Report, Basic Conditions Statement and Consultation Statement. The examiner will check that it meets the ‘Basic Conditions’ or requirements for a Neighbourhood Plan.

If a decision is made to progress the Plan to a local referendum, all registered voters in the parish will be asked whether they want South Oxfordshire District Council to use the Neighbourhood Plan to help it decide planning applications in the Plan area. If the Plan is supported by a majority vote at the referendum, the Plan will be ‘made’ or adopted by the district council as part of the planning policy for development in the Neighbourhood Plan area. Together with the Local Plan, the Neighbourhood Plan will be used for deciding planning applications in the parish within the Plan period from when it is ‘made’ to 2033.

## 1.2 The content of the Plan

As set out in the Neighbourhood Plan, our vision for the Neighbourhood Plan is:

In 2033, Watlington will be a small, thriving, Chilterns town, adapted to the reality of change in South Oxfordshire. New housing will have been added to the current built form, in a sensitive and inter-connected manner, providing a balanced mix for the range of people who have chosen to make their home in Watlington. A re-aligned route for the B4009 will mitigate traffic congestion and air pollution in the town centre. The area around the Town Hall will be attractive and accessible and create an environment where retail businesses thrive. The local economy will be strong and more people will be able to work closer to home making full use of the town as a ‘service centre’. The natural and historic environment will be conserved and from the vantage point of Watlington Hill, the town will retain its compact appearance in the landscape. The town will retain its strong sense of community and friendliness and will be a place where people enjoy coming to live.

Our objectives for the Neighbourhood Plan and the policies in the Plan that will achieve these objectives are set out in Section 3 of this report, Table 3.1.

## 1.3 Policy context

We have taken advice from SODC to ensure consistency with the SODC Local Plan Core Strategy 2012 and that all legislation and policies identified as relevant and necessary by SODC have been incorporated in the NDP process.

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South Oxfordshire District Council (SODC) is preparing a new Local Plan 2017-2033, which is scheduled to be adopted in 2018. At the time of drafting this Environmental Report, the development plan in South Oxfordshire consists of the South Oxfordshire Core Strategy and the saved policies of the Local Plan (2011). The emerging South Oxfordshire Local Plan 2033 has also been taken into account.

The NDP is in general conformity with the strategic policies contained in the development plan for the area, as set out in the Basic Conditions Statement (in draft). The review of the policy context is documented in the Sustainability Appraisal scoping report which is available on the WNDP website: [www.watlingtonnp.org.uk](http://www.watlingtonnp.org.uk). Appendix B of the Sustainability Appraisal scoping report outlines the relevant plans and programmes that provide the policy context for the NDP and summarises key messages from the policy context. This review included EU Directives, National policy, policy documents by utilities and statutory bodies, and county and district level policies.

#### 1.4 Environmental baseline

A Sustainability Appraisal scoping report was prepared which incorporates all of the requirements for Strategic Environmental Assessment (SEA). This sets out the relevant aspects of the current state of the environment and the likely evolution without implementation of the NDP, the environmental characteristics of areas likely to be significantly affected and existing environmental problems. The report also reviewed the relevance of environmental protection objectives from international, national and local plans and programmes to the NDP. These considerations have been taken into account during the preparation of the NDP as summarised in Section 2 of this report.

The scoping report documents the baseline situation relating to SEA issues: biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. The full scoping report was submitted for consultation in January 2017.

SODC has made an assessment of the impact of development in Watlington regarding the Habitat Directive sites or species. This has been done in the South Oxfordshire Local Plan: Habitats Regulations Assessment Report March 2017.

Local information showed evidence of environmental issues that have been incorporated into the sustainability objectives for the Plan (see Table 4.2).

#### 1.5 Assessing, predicting effects, mitigating effects.

The NDP Forum developed and refined alternatives to meet the vision and objectives of the Neighbourhood Plan. This assessment informed the draft policies for our Neighbourhood Plan.

Details of the site assessment process are at Section 6.

The main mitigation measures identified during the site appraisal were:

- The loss of farmland as greenfield development sites will be mitigated by the provision of green spaces, allotments, a community orchard and community garden.
- The impact of a new road crossing a chalk stream will be mitigated by the provision of a wetland and wildlife area
- Dark skies will be adversely affected by new development. It will be mitigated by lighting schemes which have the least impact.

Following each assessment, refinements were made to the Plan. No significant changes were required.

From the assessment of alternatives, the NDP Forum proposed preferred sites and policies.

### **Mitigation Table**

This is included at 7.2

## **1.6 Monitoring effects**

The WNDP Forum developed monitoring indicators for our sustainability objectives which are set out in table 8.1. These indicators will be discussed with the District Council before the Plan is 'made'. The Neighbourhood Plan also sets out the parish council's intention to monitor the Plan in partnership with South Oxfordshire District Council at least annually.



## 2 Introduction

### 2.1 Report purpose

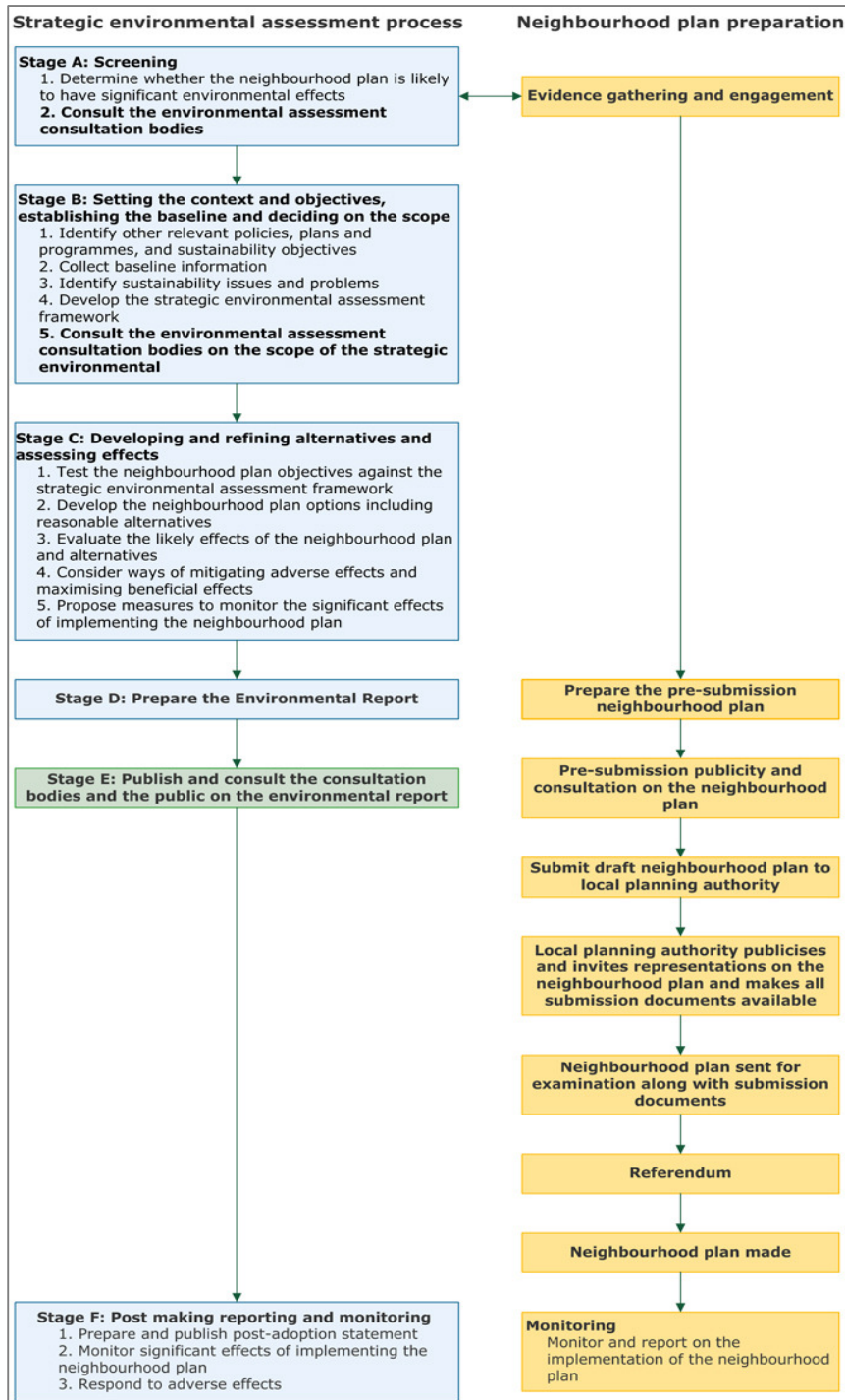
This document is the Sustainability Appraisal and Environmental Report for the Watlington Neighbourhood Development Plan. The NDP will be a development plan document once it has been 'made' (i.e adopted) by South Oxfordshire District Council (SODC).

The purpose of the document is to show how the principles of sustainable development have been considered throughout the plan-making process and that the final NDP has considered all aspects of economic, social and environmental sustainability in its production. Strategic Environmental Assessment is a requirement of the EC Directive on the assessment of the effects of certain plans and programmes on the environment (Directive 2001/42/EC) known as the Strategic Environmental Assessment (SEA) Directive. This is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 which applies to plans with significant environmental effects (SEA Regulations). Throughout this document where sustainability appraisal is referred to the requirements of SEA Directive have been incorporated.

The National Planning Practice Guidance suggests a five stage (A-E) approach that an NDP should follow in the production of a Strategic Environmental Assessment. These stages can also be applied to a Sustainability Appraisal (SA). The relationship of these five SA stages to the stages of the plan preparation is shown in Figure 2.1 over the page.

This Environmental Report is Stage D of the SEA process and it documents stages A, B and C. The steps in stage A and B culminated with the Sustainability Appraisal scoping report which is summarised in this section of the report. The Stage C assessment is summarised in Sections 5 and 6.

Figure 2.1 Five stages of Strategic Environmental Appraisal



## 2.2 WATLINGTON NDP PROCESS

In October 2013 SODC approved all land within the parish boundary as the designated Neighbourhood Area for the WNDP. The Parish Council established a sub-committee to steer the NDP and a Core Committee to develop the Plan. This structure continued to April 2015 and oversaw two consultations, surveys, community workshops and other community engagement activities.

The parish council submitted an application to re-designate Watlington as a Neighbourhood Development Plan Area in April 2015 following small changes as a result of the parish boundaries review. South Oxfordshire District Council (SODC) publicised the Neighbourhood Plan application and advertised a 6-week consultation period ending on 8<sup>th</sup> October 2015. There were no objections in response to the consultation. The Head of Planning at South Oxfordshire District Council designated the Watlington Neighbourhood Area on 15<sup>th</sup> October 2015. (draft Basic Conditions Statement at [www.watlingtonnp.org.uk](http://www.watlingtonnp.org.uk)).

Following the local elections in May 2015 the Parish Council decided to continue with the development of the WNDP via a new structure. The principle of forming a Steering Committee of parish councillors was continued and a 'Forum' of local residents was established to take the development of the WNDP forward. This new group began work in October 2015.

**Figure 2.2: Neighbourhood Plan: Designated Area**



A grant from Locality enabled the parish council to engage support from Community First Oxfordshire as advisors to the NDP on the requirements for the Sustainability Appraisal scoping report, the Sustainability Appraisal and the Environmental Report.

## 2.3 Problems encountered

A number of problems were identified and addressed by the NDP Forum. These issues were identified as problems in the Sustainability Appraisal Scoping Report.

- Delays in working on the SEA and Sustainability Appraisal scoping report caused by the gap between Phase 1 and Phase 2 of the WNDP. This was a management issue and did not impact on WNDP policies.
- Delays in securing funding for professional support for this work. This was a management issue which was finally resolved but did have an impact on the progress of the WNDP.
- Difficulty addressing the issues relating to air quality and harm to the historic environment because the impact of traffic is beyond the scope of neighbourhood planning. However, the following WNDP objectives and policies relate to this issue:
  - i) Objective 2a: improve the health and wellbeing of people who live in, work in and visit Watlington by reducing air pollution
  - ii) Objective 2c: reduce the damage to historic buildings from vibration and water spray
  - iii) Policy 2b: Development will only be permitted where it does not have a severe adverse impact on existing traffic pressures and air quality.
- Difficulty in providing evidence of the sustainability of the small settlements which are within the WNDP area. The town and its settlements are mutually interdependent and each contributes to the other's social and economic sustainability. Car dependency is acknowledged by SODC to be a feature of South Oxfordshire generally. Housing and economic surveys were carried out and car dependency issues are addressed in the following objectives and policies:
  - i) Objective 4f: creating a network of cycling paths and routes
  - ii) Objective 4g: supporting initiatives to improve public transport
  - iii) Policy 6: development will be expected to demonstrate how it contributes to:
    - c) superfast broadband provision
    - d) transport connectivity via support for local initiatives
    - e) improved pedestrian and cycle safety
    - f) new and improved footpaths and cycleways which offer access for all abilities.

## 2.4 Structure of the report

Following this introduction, Chapter 3 sets out the plan content, Chapter 4 the policy and environmental context, Chapter 5 the sustainability assessment, Chapter 6 the site selection process, Chapter 7 the sustainability of plan policies, Chapter 8 monitoring.

## 3 Plan Content

### 3.1 Vision

As set out in the Neighbourhood Development Plan, our vision for the Neighbourhood Plan is:

In 2033, Watlington will be a small, thriving, Chilterns town, adapted to the reality of change in South Oxfordshire. New housing will have been added to the current built form, in a sensitive and inter-connected manner, providing a balanced mix for the range of people who have chosen to make their home here. A re-aligned route for the B4009 will mitigate traffic congestion and air pollution in the town centre. The area around the Town Hall will be attractive and accessible and create an environment where retail businesses thrive. The local economy will be strong and more people will be able to work closer to home. The natural and historic environment will be conserved and from the vantage point of Watlington Hill, the town will retain its compact appearance in the landscape. The town will retain its strong sense of community and friendliness and will be a place where people enjoy coming to live.

### 3.2 Objectives

Our objectives for the WNDP and the policies in the Plan that will achieve these objectives are summarised in Table 3.1:

Table 3.1: Plan Objectives

<b>NDP Objectives</b>	<b>Policies (See 7.1)</b>
1. Protect and enhance the character and locational distinctiveness of Watlington as a small, historic, Chilterns town	Policy 1 : a to d
2. Use development to resolve or manage road traffic problems	Policy 2: a to c
3. Conserve and enhance the natural environment in and around Watlington	Policy 3: a to f
4. Permit new housing development which reflects the needs identified in the most recent housing needs survey, and is sensitive to local market conditions	Policy 4: a to f
5. Encourage other policies which protect and enhance Watlington as a service centre and employment focus	Policy 5: a to f
6. Provide new physical and community infrastructure which is proportionate to the impact of development	Policy 6: a to f

## 4 Policy and environmental context

### 4.1 Approach

On the advice of the local planning authority we undertook a Sustainability Appraisal which incorporates the requirements for a Strategic Environmental Assessment. SODC issued a screening opinion on 15<sup>th</sup> October 2015.

Our Sustainability Appraisal included a thorough review of the policy context, a compilation of the available evidence to provide both a baseline of what would happen in the absence of a Plan and to inform our work to identify key sustainability issues. The Sustainability Appraisal scoping report is available on our website: [www.watlingtonnp.org.uk](http://www.watlingtonnp.org.uk). Key aspects of the report are extracted here to put all of the relevant information in one place.

### 4.2 Policy context

The Sustainability Appraisal scoping report listed the relevant plans and programmes that provide the policy context for the NDP and summarised key messages from the policy context in order to identify the relationship and relevance of each plan or programme to the NDP. These are at Appendix 2.

### 4.3 Environmental baseline

The scoping report documents the baseline situation relating to SEA issues: 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. Following consultation, information was added to the evidence base including more information on flooding and water courses and the extent of the area's archaeological potential.

The scoping report documents the assessment of the sustainability issues and challenges, drawing on a SWOT analysis, the policy context and extensive baseline evidence. The WNDP Forum identified the key sustainability issues and problems for the parish. A summary of the issues, together with the SA objectives that we selected to address these is set out in table 4.1.

**Table 4.1 Sustainability Objectives**

Sustainability issues and challenges	Sustainability objectives
<p>Environmental:</p> <ul style="list-style-type: none"> <li>• To protect and enhance the Chilterns AONB and countryside surrounding Watlington</li> <li>• To reduce air pollution</li> <li>• To protect &amp; improve biodiversity</li> <li>• To protect the landscape setting of the town</li> <li>• To preserve dark skies</li> <li>• To protect the conservation area &amp; heritage assets</li> <li>• To make suitable provision for climate change</li> <li>• To protect local water courses and minimise flooding</li> <li>• To minimise loss of agricultural land</li> </ul>	<p>Objective 6: To reduce the negative impact of traffic on the environment caused by noise, vibration and congestion by promoting effective traffic management strategies</p> <p>Objective 7: To support action to improve air quality</p> <p>Objective 8: To conserve and enhance biodiversity, maximising opportunities for biodiversity within all new development, and paying particular attention to habitat linkage and wildlife corridors</p> <p>Objective 9: To protect and enhance the town’s landscape setting and the countryside around it with special regard to the Chilterns AONB</p> <p>Objective 10: To protect the rural character of the parish by minimising light encroachment in order to preserve dark skies</p> <p>Objective 11: To protect and enhance the town’s historic environment , Conservation Area and heritage features including archaeological sites</p> <p>Objective 12: To ensure that new development reflects the distinctiveness of the built form of Watlington by using high quality design and materials</p> <p>Objective 13: To ensure that the location and design of new development is resilient to the effects of climate change and to mitigate and adapt to climate change by securing sustainable building practices which conserve energy, water resources and materials</p> <p>Objective 14: To support energy generating projects from renewable sources</p> <p>Objective 15: To protect, enhance and manage the parish’s watercourses, springs and ponds. To safeguard their margins and groundwater sources, restoring naturalised sections and creating wetland features where appropriate and improve water quality</p>

Sustainability issues and challenges	Sustainability objectives
	<p>Objective 16: To reduce the risk of damaging groundwater or fluvial flooding by taking advantage of natural processes in the way flows are managed and ensuring that sustainable drainage systems are used on sites which are developed</p> <p>Objective 17: To support the reduction of waste through recycling, composting and energy recovery</p> <p>Objective 18: To improve efficiency in land use through re-use of previously developed land and existing buildings and to protect minerals and other natural resources</p> <p>Objective 19: To safeguard and enhance opportunities for local food production by protecting the best and most versatile agricultural land, small holdings and allotments and facilitating other initiatives such as community orchards and gardens</p>
<p><b>Social</b></p> <ul style="list-style-type: none"> <li>• To provide a good mix of housing</li> <li>• To create safe environments</li> <li>• To promote peoples’ health and wellbeing</li> <li>• To provide good access for all</li> </ul>	<p>Objective 1: To help to provide a good mix of housing types to meet the identified needs of Watlington residents and to provide the opportunity for people to 1. live in a decent home which is affordable within their means</p> <p>Objective 2: To help to create a safe environment through well designed development in which people can live and work and which is attractive and welcoming to visitors</p> <p>Objective 3: To enable everyone to contribute to decisions affecting the community and to support community initiatives that will benefit local residents</p> <p>Objective 4: To promote people’s health and wellbeing by making sure that everyone has good access to local green spaces, to the countryside and to surrounding villages via attractive pedestrian and cycle routes</p> <p>Objective 5: To improve accessibility for people of all abilities to local services and facilities and to promote improved opportunities for public transport</p>



Sustainability issues and challenges	Sustainability objectives
<p><b>Economic</b></p> <ul style="list-style-type: none"> <li>To support local businesses and promote Watlington as a thriving commercial centre</li> </ul>	<p>Objective 20: To promote the development of local businesses which are appropriate in scale to the rural context of Watlington and provide increased employment opportunity</p> <p>Objective 21: To support provision for home workers together with support networks for small businesses</p> <p>Objective 22: To support the growth of Watlington as a thriving commercial hub in maintaining and enhancing the vitality of our settlements within the parish and other nearby communities</p>

These objectives were cross-checked against the SEA Directive issues, see Table 3.3.

**Table 4.2 SEA Directive issues**

SEA Directive issue	NDP Sustainability Objectives
Biodiversity, fauna and flora	Objectives 8, 9, 10, 19
Human population	Objectives 1, 2, 3, 17, 20, 21
Human health	Objectives 4, 5, 6
Soil	Objectives 8, 18, 19
Water	Objectives 15, 16
Air quality and climate	Objectives 7, 13, 14
Material Assets	Objectives 11, 12
Cultural heritage	Objectives 11, 12, 22
Landscape	Objectives 9, 10

**Table 4.3 Sustainability Objectives**

#	Sustainability Objective
1	To help to provide a good mix of housing types to meet the identified needs of Watlington residents and to provide the opportunity for people to live in a decent home which is affordable within their means
2	The help to create a safe environment through well designed development in which people can live and work and which is attractive and welcoming to visitors
3	To enable everyone to contribute to decisions affecting the community and to support community initiatives that will benefit local residents
4	To promote people's health and wellbeing by making sure that everyone has good access to local green spaces, to the countryside and to surrounding villages via attractive pedestrian and cycle routes
5	To improve accessibility for people of all abilities to local services and facilities and to promote improved opportunities for public transport
6	To reduce the negative impact of traffic on the environment caused by noise, vibration, and congestion by promoting effective traffic management strategies
7	To support action to improve air quality
8	To conserve and enhance biodiversity ,maximising opportunities for biodiversity within all new development, and paying particular attention to habitat linkage and wildlife corridors
9	To protect and enhance the town's landscape setting and the countryside around it with special regard to the Chilterns AONB
10	To protect the rural character of the parish by minimising light encroachment in order to preserve dark skies
11	To protect and enhance the town's historic environment, Conservation Area and heritage features including archaeological sites
12	To ensure that new development reflects the distinctiveness of the built form of Watlington by using high quality design and materials
13	To ensure that the location and design of new development is resilient to the effects of climate change and to mitigate and adapt to climate change by securing sustainable building practices which conserve energy, water resources and materials
14	To support energy generation projects from renewable sources
15	To protect, enhance and manage the parish's watercourses, springs and ponds. To safeguard their margins and groundwater sources, restoring naturalised sections and creating wetland features where appropriate & improve water quality taking into consideration the requirements of The Water Framework Directive and the Thames River Basin Management Plan
16	To reduce the risk of damaging groundwater or fluvial flooding by taking advantage of natural processes in the way flows are managed and ensuring that sustainable drainage systems are used on sites which are developed.
17	To support the reduction of waste through recycling, composting and energy recovery
18	To improve efficiency in land use through re-use of previously developed land and existing buildings and to protect minerals and other natural resources
19	To safeguard and enhance opportunities for local food production by protecting the best and most versatile agricultural land, small holdings and allotments and facilitating other initiatives such as community orchards and gardens
20	To promote the development of local businesses which are appropriate in scale to the rural context of Watlington and provide increased employment opportunity
21	To support provision for home workers together with support networks for small businesses
22	To support the growth of Watlington as a thriving commercial hub in maintaining and enhancing the vitality of our settlements within the Parish and other nearby communities

## 5 Sustainability Assessment

### 5.1 Assessment framework

In the Sustainability Appraisal scoping report, the NDP Forum set out a sustainability assessment framework which is reproduced in Table 5.1. This framework has been used throughout the Plan process to test the Neighbourhood Plan objectives (Table 5.1), policies (Table 7.1) and alternative sites as reported in Section 6.

**Table 5.1 Sustainability Assessment Framework**

	NP objectives, alternatives, policies			
Sustainability Appraisal Objectives	1	2	3	4 etc.
1				
2				
3- 22				

**KEY:**

Positive	Neutral	Negative
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A draft Sustainability Appraisal scoping report was sent for formal consultation to the following statutory bodies in January 2017:

- The Environment Agency
- Natural England
- Historic England

In addition, the NDP Forum consulted:

- The Chilterns Conservation Board
- Neighbouring parishes
- Other local groups and bodies that have environmental, social and economic interests and expertise
- Local residents, businesses and stakeholders as part of the NDP communications strategy

In response to comments from the consultees, some elements were revised and some material added to the evidence base for the NDP as summarised in Table 5.2.

Table 5.2 Comments received on SA scoping report

Consultation Responses	Date Received	Suggestions	Actions
Environment Agency	14/11/2016	<ul style="list-style-type: none"> <li>• Include baseline data on flood lines and flood risk</li> </ul>	<ul style="list-style-type: none"> <li>• Updated (A17)</li> </ul>
Historic England	02/03/2017	<ul style="list-style-type: none"> <li>• Include some additional Archaeological baseline information</li> <li>• Landscape designation terminology change</li> <li>• Additional Indicator section move</li> </ul>	<ul style="list-style-type: none"> <li>• Created a new section for Archaeology (A13) and added in data</li> <li>• Updated (A12)</li> <li>• Updated (A14)</li> </ul>
Natural England	23/02/2017 and 20/10/2016	<ul style="list-style-type: none"> <li>• Positive comment that a thorough presentation of baseline information was provided</li> </ul>	<ul style="list-style-type: none"> <li>• No changes needed to be made</li> </ul>
The Chilterns Conservation Board	02/03/2017	<ul style="list-style-type: none"> <li>• Consider visual impacts from views other than Watlington Hill</li> <li>• Consider cumulative impacts of Watlington development in combination with possible Chalgrove development</li> <li>• Consider the impact of development on the Aston Rowant Special Area of Conservation</li> <li>• Be mindful to the setting of the AONB</li> </ul>	<ul style="list-style-type: none"> <li>• Updated (A14)</li> <li>• We recognise the impact of distant views from developments outside of the WNDP area</li> <li>• Comment noted - SODC Local Plan includes a Habitats Regulations Assessment Report</li> <li>• Added as an indicator (A14)</li> </ul>
Local Resident		<ul style="list-style-type: none"> <li>• Useful updated data</li> </ul>	<ul style="list-style-type: none"> <li>• Included into report</li> </ul>

Once the Sustainability Appraisal framework and baseline information had been consulted on and refined in line with comments received, we used the framework to assess the Plan.

### 5.2 Sustainability Assessment of plan objectives:

1. Protect and enhance the character and locational distinctiveness of Watlington as a small, historic, Chilterns town
2. Use development to resolve or manage road traffic problems
3. Conserve and enhance the natural environment in and around Watlington
4. Permit new housing development which reflects the needs identified in the most recent housing needs survey, and is sensitive to local market conditions
5. Encourage other policies which protect and enhance Watlington as a service centre and employment focus
6. Provide new physical and community infrastructure which is proportionate to the impact of development

**Table 5.3 Assessment of NDP objectives against sustainability objectives**  
 The tables uses abbreviated sustainability objectives: see Table 4.3 for the list in full

W NDP OBJECTIVES ASSESSED AGAINST SUSTAINABILITY OBJECTIVES (Abbreviations of the W NDP Sustainability Objectives)		1st April 2017 V2	NDP OBJECTIVES					
			1	2	3	4	5	6
Q1	Provide a good mix of housing		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Q2	Create safe environment through good design		Positive	Positive	Positive	Positive	Positive	Positive
Q3	Support community initiatives, benefit residents		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Q4	Good access to green spaces and countryside		Positive	Positive	Positive	Positive	Positive	Positive
Q5	Accessibility to local services, improve transport		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Q6	Reduce negative impact of traffic on environment		Positive	Positive	Positive	Positive	Positive	Positive
Q7	Support action to improve air quality		Positive	Positive	Positive	Positive	Positive	Positive
Q8	To conserve and enhance biodiversity/geodiversity		Negative	Positive	Positive	Positive	Positive	Positive
Q9	Protect landscape setting especially AONB		Positive	Positive	Positive	Positive	Positive	Positive
Q10	Minimise light encroachment		Positive	Positive	Positive	Positive	Positive	Positive
Q11	Protect/enhance town's CA, heritage & environment		Positive	Positive	Positive	Positive	Positive	Positive
Q12	Reflect distinctiveness of Watlington through design		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Q13	Ensure location/design is resilient and sustainable		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Q14	Support energy from renewable sources		Neutral	Neutral	Neutral	Neutral	Neutral	Neutral
Q15	Enhance watercourses, springs and ponds		Negative	Positive	Positive	Positive	Positive	Positive
Q16	Reduce flooding risk through managing flows		Positive	Positive	Positive	Positive	Positive	Positive
Q17	Support reduction of waste through recycling etc		Positive	Positive	Positive	Positive	Positive	Positive
Q18	Re-use previously developed land and buildings		Positive	Positive	Positive	Positive	Positive	Positive
Q19	Protect/ enhance local food production		Negative	Positive	Positive	Positive	Positive	Positive
Q20	Provide increased employment/appropriate businesses		Positive	Positive	Positive	Positive	Positive	Positive
Q21	Support home working and support networks		Positive	Positive	Positive	Positive	Positive	Positive
Q22	Support Watlington's growth, commercial & tourism		Positive	Positive	Positive	Positive	Positive	Positive

Neutral  
 Positive  
 Negative (to be mitigated)

# 6 Site Selection Process

## 6.1 Developing and refining alternatives

The WNDP Forum then developed and refined the selection of sites to meet the vision and objectives of the WNDP. The process was influenced by the number of new homes indicated by SODC which would be required for the growth of the Watlington settlement to 2033. In 2014 the number of new homes required was 79. This increased to 200 in 2016 and to 238 in the South Oxfordshire Local Plan Second Preferred Options consultation in March 2017.

## 6.2 Development site alternatives

### **Identification of potential development sites:**

In July 2013 the South Oxfordshire Strategic Housing Land Availability Assessment (Appendix 15: Watlington) identified 12 potential sites for development in and around Watlington. As part of the work of the WNDP, local landowners and their agents were approached in 2014/15 to establish if further sites would be put forward. Other potential sites were identified by local knowledge. As a result 42 sites were identified in total.

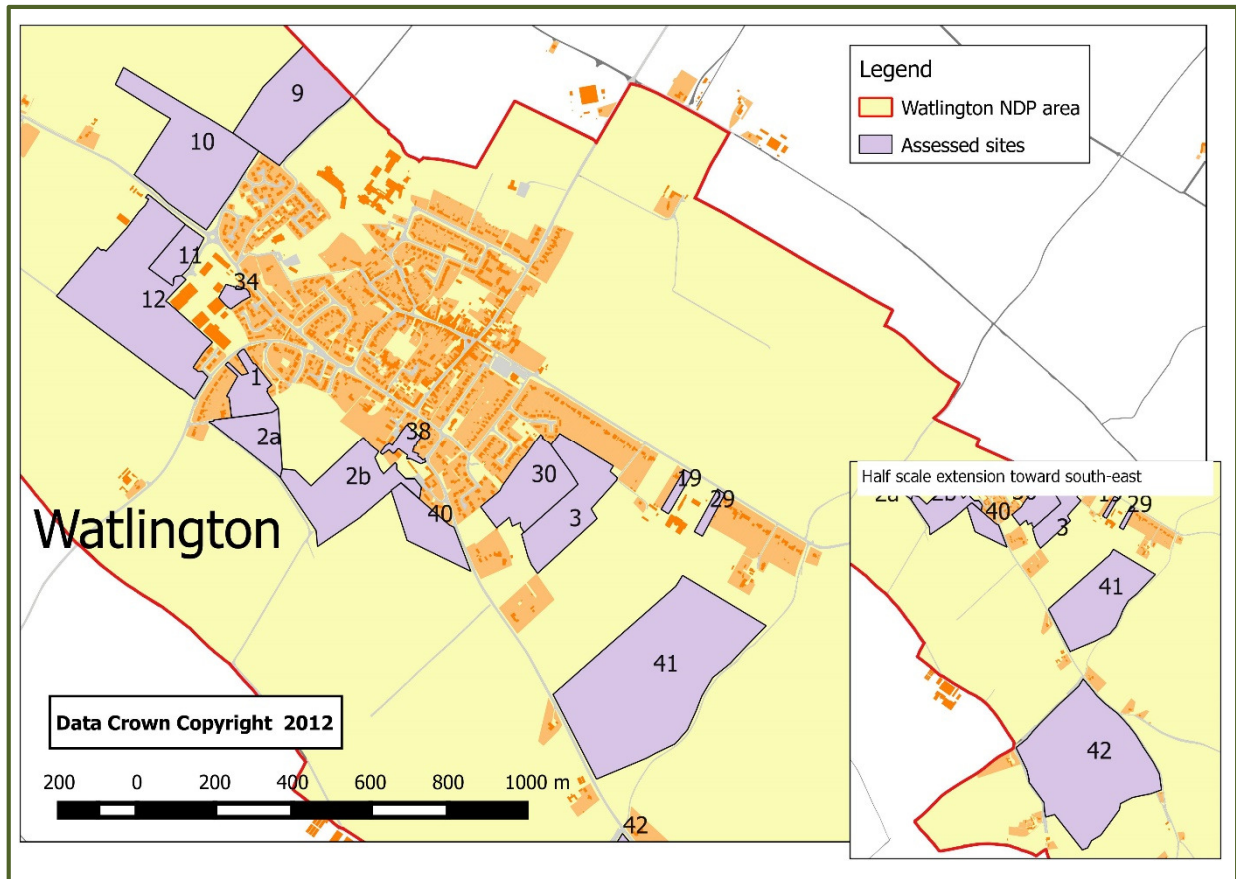
### **Assessment criteria:**

The WNDP Forum Development Sites Group developed a set of 16 site selection criteria which took account of the National Planning Policy Framework (NPPF) 2012, National Planning Practice Guidance and the South Oxfordshire Local Plan: Core Strategy 2011. Local constraints including the Chilterns AONB, Conservation Area, Air Quality Management Area and Flood Zones were also taken into account. The criteria were presented at WNDP Summer Roadshows around the parish in June 2016 and received strong support. Of over 300 people attending, 83% of responses to the criteria rated the process either good or excellent.

The WNDP recorded key features of each of the sites and attempted to confirm which of the sites were available for development. Four sites were withdrawn and a small number of sites remained in an 'unknown' category. Two of the SHLAA sites are in the neighbouring parish of Pyrton. Pyrton Parish Council is producing its own NDP. However, these sites were included in the assessment against the site selection criteria as any development on them would relate directly to the settlement of Watlington. A total of 23 'available' sites (including the sites in Pyrton parish) were assessed against the site selection criteria.

Further assessment of alternatives removed the small sites as they did not have the capacity to contribute significantly to the total of new homes Watlington is required to provide. The sites in Pyrton parish were also removed from further consideration as they cannot be allocated in the WNDP.

Figure 6.1: All sites available for development



**Sustainability assessment of sites**

The Sustainability Appraisal framework was used to test the sustainability effects of sites.

**Table 6.2 Sustainability assessment of NDP alternatives (sites)**

The table uses abbreviated sustainability objectives: see Table 4.3 for the list in full

Available development sites assessed against Sustainability Objectives		Sustainability Objectives																					
		DESCRIPTION	Rear of Britwell Rd	SW of West Meadow	Rear, Watcombe Man	Chiltern Farm	E of Chiltern Gard's	Land W of Pyrton Lanet	Land W of Willow Close	Land S of Cuxham Rd	Land adj. Windmill Close	Hill Rd, strip NW Surgery	Hill Road, SE of Surgery	Land adj. Industrial Estate	Watcombe Manor	S of Watcombe Manor	Rear/Hill Rd, D Alice Farm	Dame Alice Farm					
Sites		1	2a	2b	3	30	9	10	11	12	19	29	34	38	40	41	42						
Available (A), Unavailable (C), Unknown (U)		A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A						
SHLAA (SHLAA, Appendix 15, July 2013)		Y	N	N	Y	Y	Y	Y	N	Y													
Kirkham (only SHLAA sites assessed)		Y	N	N	Y	Y	Y	Y	Y	Y													
Q1	Provide a good mix of housing																						
Q2	Create safe environment through good design																						
Q3	Support community initiatives, benefit residents																						
Q4	Good access to green spaces and countryside																						
Q5	Accessibility to local services, improve transport																						
Q6	Reduce negative impact of traffic on environment																						
Q7	Support action to improve air quality																						
Q8	To conserve and enhance biodiversity/geodiversity																						
Q9	Protect landscape setting especially AONB																						
Q10	Minimise light encroachment																						
Q11	Protect/enhance town's CA, heritage, environment																						
Q12	Reflect distinctiveness of Watlington through design																						
Q13	Ensure location/design is resilient and sustainable																						
Q14	Support energy from renewable sources																						
Q15	Enhance watercourses, springs and ponds																						
Q16	Reduce flooding risk through managing flows																						
Q17	Support reduction of waste through recycling etc																						
Q18	Reuse previously developed land and buildings																						
Q19	Protect/enhance local food production																						
Q20	Provide increased employment/appropriate businesses																						
Q21	Support home working and support networks																						
Q22	Support Watlington's growth, commercial & tourism																						
		Sites for consideration in Watlington NP																					
		<table border="0"> <tr> <td style="background-color: yellow; width: 15px;"></td> <td>Neutral</td> </tr> <tr> <td style="background-color: lightgreen; width: 15px;"></td> <td>Positive</td> </tr> <tr> <td style="background-color: red; width: 15px;"></td> <td>Negative (to be mitigated)</td> </tr> </table>																	Neutral		Positive		Negative (to be mitigated)
	Neutral																						
	Positive																						
	Negative (to be mitigated)																						



### 6.3 Selecting the preferred options

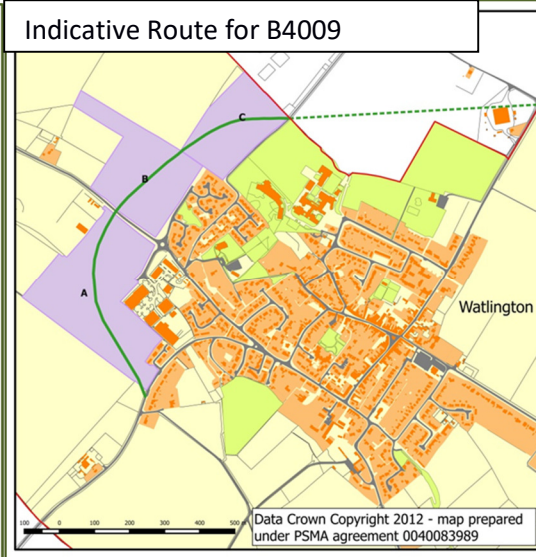
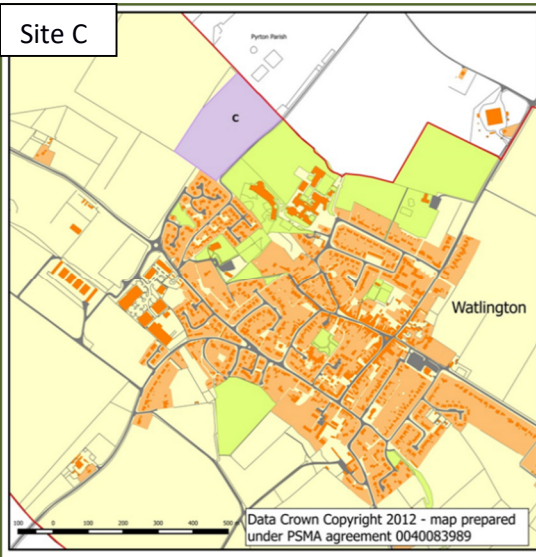
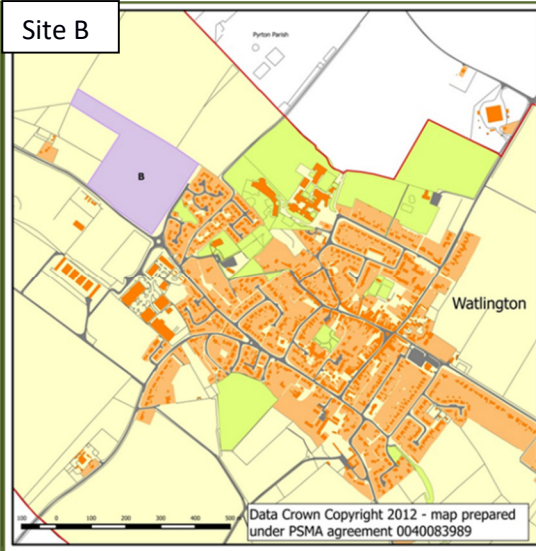
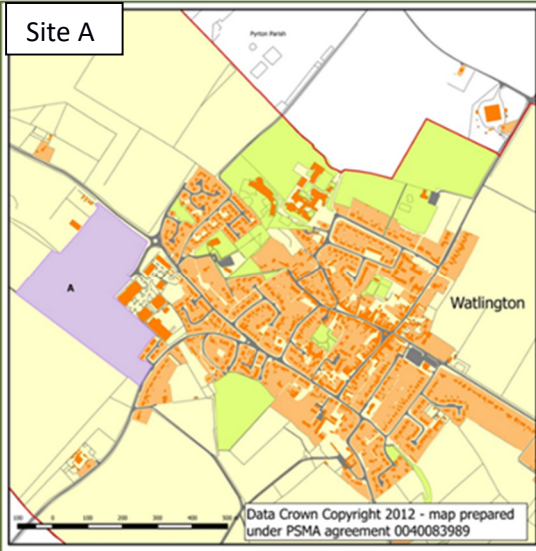
From the sustainability assessment of alternatives to meet the parish's objectives for this Neighbourhood Development Plan, the WNDP Forum and Parish Council selected three preferred sites.

The sites selected are greenfield sites adjoining, but not within, the built form of Watlington. Development of these sites will result in the loss of Grade 2 – the best and most versatile – farmland, and in changes to the agricultural setting of the town. However, the adverse environmental impacts are outweighed by the need to provide new homes which cannot be accommodated within the existing settlement. In addition, there will be a major environmental benefit from the reduction of air pollution in the town centre as a result of directing the majority of through traffic to a re-aligned B4009. This new section of road will be on land safeguarded through and between the selected sites. Opportunities to mitigate the loss of farmland will be taken in line with the policies of the WNDP which include provision for habitat linkages, wildlife corridors and green spaces within the sites which can be used for community gardens, allotments or orchards.

The sites are in an arc to the north and west of the town and will:

- Provide sufficient new homes to meet the requirements of the SODC emerging Local Plan 2033 and the housing needs identified by WNDP
- Allow growth proportionate to the capacity, services and facilities of the town
- Meet the policies and objectives of the WNDP
- Provide development which contributes positively to the environmental, social and economic sustainability of the town
- Have minimum impact on the Chilterns AONB and the town centre Conservation Area.
- Generate a neutral or positive impact on areas designated as Flood Zones 2 and 3
- Safeguard land for a re-aligned B4009 which will benefit Watlington by reducing the volume of traffic in the town centre, leading to an improvement in air quality.

### 6.3 Sites Selected for Development



# 7 Sustainability of Plan policies

## 7.1 Approach

The WND Forum drew up initial ideas for NDP policies to meet the draft objectives with the help and advice of SODC. The policies went through several stages of development and a draft was agreed with the parish council which would be likely to deliver the results that were intended by the community. We then tested draft NDP policies using the Sustainability Appraisal Framework.

**Policy 1** Protect and enhance the character of Watlington

**Policy 2** Improve and manage road traffic issues

**Policy 3** Conserve and enhance the natural environment and historic setting of Watlington

**Policy 4** New housing development

**Policy 5** Enhance Watlington as a service centre and employment focus

**Policy 6** Physical and Social Infrastructure

**Table 7.1 Sustainability assessment of NDP Policies**

The Table uses abbreviated sustainability objectives: see Table 4.3 for the list in full

POLICIES ASSESSED AGAINST SUSTAINABILITY OBJECTIVES (Abbreviations of the WNDP Sustainability Objectives)	POLICIES								
	POLICY 1	POLICY 2	POLICY 3	POLICY 4	POLICY 5	POLICY 6	SITE POLICY A	SITE POLICY B	SITE POLICY C
Provide a good mix of housing	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Create safe environment through good design	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Support community initiatives, benefit residents	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Good access to green spaces and countryside	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Accessibility to local services, improve transport	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Reduce negative impact of traffic on environment	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Support action to improve air quality	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
To conserve and enhance biodiversity/geodiversity	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect landscape setting especially AONB	Yellow	Red	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Minimise light encroachment	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect/enhance town's CA, heritage & environment	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Reflect distinctiveness of Watlington through design	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Ensure location/design is resilient and sustainable	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Support energy from renewable sources	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Enhance watercourses, springs and ponds	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Reduce flooding risk through managing flows	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Support reduction of waste through recycling etc	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Re-use previously developed land and buildings	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Protect/ enhance local food production	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Provide increased employment/appropriate businesses	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Support home working and support networks	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Support Watlington's growth, commercial & tourism	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow	Yellow
Neutral									
Positive									
Negative (to be mitigated)									

Minor amendments were made to the policies as a result of the assessment.

## 7.2 Identification and mitigation of predicted effects

The WNDP Forum predicted significant sustainability effects, assessed effects, and considered ways to mitigate or maximise effects of the policies including the preferred options/sites. These assessments are summarised in Table 7.2.

## 7.2 Significant effects and mitigation of NDP policies

Policy	SA objective impacted	Effect identified	Recommendations and mitigation
1	12	Design	<ul style="list-style-type: none"> <li>The Watlington Guide is used to achieve development which integrates well with the historic character of the town</li> </ul>
2	9	Landscape setting	<ul style="list-style-type: none"> <li>New hedgerow and tree planting to mitigate the impact of the construction of the new section of road</li> </ul>
2	10	Light encroachment	<ul style="list-style-type: none"> <li>Street lighting to be kept to a minimum to protect wildlife and impact on the AONB. Screen planting to be used.</li> </ul>
2	6	Impact of traffic	<ul style="list-style-type: none"> <li>Maximise opportunities to reduce the impact of traffic on the town centre</li> </ul>
2	15	Harm to watercourse	<ul style="list-style-type: none"> <li>Appropriate highway engineering to prevent harm to the watercourse from the construction of the new section of road</li> </ul>
3	8	Biodiversity	<ul style="list-style-type: none"> <li>Ensure that proposals to create new habitat linkages and wildlife corridors are maximised on all new development</li> </ul>
3	15	Watercourses	<ul style="list-style-type: none"> <li>Maximise opportunities to improve water quality and the ecology of the chalk streams</li> </ul>
4	5	Connectivity	<ul style="list-style-type: none"> <li>Maximise opportunities to provide new and improved access for all to the town centre, services and facilities</li> </ul>
4	10	Light encroachment	<ul style="list-style-type: none"> <li>Light pollution to be kept to a minimum by good design and effective planting for screening</li> </ul>
5	20	Employment	<ul style="list-style-type: none"> <li>Maximise opportunities for increased local employment by providing accommodation for new small businesses, start up businesses and workshops</li> </ul>
6	3	Amenities	<ul style="list-style-type: none"> <li>Maximise opportunities to provide community facilities</li> </ul>

Policy	SA objective impacted	Effect identified	Recommendations and mitigation
Policy Site A	1	Housing mix	<ul style="list-style-type: none"> <li>Maximise opportunities on a large site to provide a sufficient mix of housing to meet the needs identified in the WNDP Housing Survey</li> </ul>
Policy Site A	19	Loss of farmland	<ul style="list-style-type: none"> <li>Mitigate loss of agricultural land by providing a maximum area of green space within the development. Create new areas of wetland and wildlife habitats in the areas covered by the flood zones</li> </ul>
Policy Site A	10	Light encroachment	<ul style="list-style-type: none"> <li>Minimise impact of lighting on dark skies by providing well designed lighting schemes</li> </ul>
Policy Site B	1	Housing	<ul style="list-style-type: none"> <li>Maximise opportunities on a large site to provide a sufficient mix of housing to meet the needs identified in the WNDP Housing Survey</li> </ul>
Policy Site B	10	Light encroachment	<ul style="list-style-type: none"> <li>Minimise impact of lighting on dark skies by providing well designed lighting schemes</li> </ul>
Policy Site B	19	Loss of farmland	<ul style="list-style-type: none"> <li>Mitigate loss of farmland by providing green space for allotments, orchards, community gardens</li> </ul>
Policy Site B	9	Landscape setting of the town	<ul style="list-style-type: none"> <li>Mitigate impact on the setting of the town from the Cuxham direction by providing screen planting including hedging and tree planting</li> </ul>
Policy Site C	9	Impact on views of and from AONB	<ul style="list-style-type: none"> <li>Minimise impact on views by ensuring good design of the development which integrates well with the existing built form of Watlington. Use of effective screen planting. Preserving key views of the White Mark from the development</li> </ul>

## 8 Monitoring

### 8.1 Introduction

Under the SEA Directive, there is a statutory requirement to monitor the environmental impacts of the implementation of the plan. The purpose of monitoring is to measure the environmental effects of a plan, as well as to measure success against the plan's objectives. The WNDP sets out the intention to monitor the plan, including the attainment of the sustainability objectives, in partnership with SODC on an annual basis.

### 8.2 Monitoring indicators for the Neighbourhood Plan

The WNDP Forum developed a full range of sustainability objectives which include environmental, social and economic issues which are the SEA objectives that have been used to assess this Plan for sustainability. The group developed a series of monitoring indicators for these sustainability objectives which are set out in the table below.

These indicators will need to be discussed with the District Council before the Plan is 'made'. The Neighbourhood Development Plan sets out further information about timing and responsibilities for monitoring over the Plan period.

**Table 8.1 Monitoring indicators for the Neighbourhood Plan:**

<b>SEA/SA objectives : abbreviated</b>		<b>Proposed monitoring indicators</b>
1	Provide a good mix of housing	Mix of housing types on consented schemes to meet the need identified in Watlington in any local or other available surveys  Number of affordable homes provided to meet identified need in Watlington
2	Create safe environments through good design	The number and type of features which contribute to a safe and attractive environment incorporated in consented schemes
3	Support community initiatives, benefit residents	The number and type of consultation events initiated in the monitoring period as a result of consented schemes  Number of community facilities lost or gained through the development process
4	Good access to green spaces and the countryside	Number of new green spaces provided on consented schemes  Number of new/improved footpaths and/or cycleways provided as a result of new housing development
5	Accessibility to local services, improve transport	Review available data on distance to key services (town centre, schools, shops) by mode of transport (car, foot, cycle)  Number of consented schemes with pedestrian and cycle connectivity to town centre facilities
6	Reduce negative impact of traffic on environment	The number and type of traffic management measures to reduce congestion in the town centre as a result of consented schemes
7	Support action to improve air quality	Reduced air pollution in the town centre to meet national and EU standards
8	Conserve and enhance biodiversity/geodiversity	New habitat linkages and wildlife corridors provided as a result of consented schemes
9	Protect landscape setting , especially AONB	No loss of key views as a result of consented schemes  The number of consented schemes with screen planting of hedging and trees to mitigate visual impact of new development
10	Minimise light encroachment	The number of consented schemes with lighting designed to minimise light pollution and preserve dark skies



<b>SEA/SA objectives : abbreviated</b>		<b>Proposed monitoring indicators</b>
11	Protect/enhance the Conservation Area and other heritage assets	Review available data on damage to historic buildings in the town centre compared with the 2016 baseline level recorded in the SA Scoping Report  Review condition of the Conservation Area against the most recent character study
12	Reflect distinctiveness of Watlington through design	The number of consented schemes which reference the South Oxfordshire Design Guide 2016 and/or the Watlington Design Guide 2017
13	Ensure location/design is resilient and sustainable	The number of consented schemes with energy and water conservation measures integrated into the new developments
14	Support energy from renewable sources	The number of consented schemes which make provision for energy generation
15	Enhance watercourses, springs and ponds	The number of consented schemes with buffer zones for water courses which meet Environment Agency and SODC requirements.  Review available information on the water quality in watercourses compared with the 2016 baseline levels identified in the SA Scoping Report
16	Reduce flooding risk through managing flows	The number, severity and location of flooding episodes  The number of consented schemes with Sustainable Urban Drainage Systems
17	Support the reduction of waste through recycling etc	The number of consented schemes with provision for composting, recycling and energy recovery
18	Re-use previously developed land and buildings	The number of consented schemes on previously developed land or using existing buildings
19	Protect/enhance local food production	The number of consented schemes with provision for community gardens, allotments or orchards
20	Provide increased employment / appropriate businesses	The number of new businesses accommodated on new development  Review available information on employment levels in Watlington compared with the 2016 baseline level recorded in the SA Scoping Report
21	Support homeworking and support networks	Number of homeworkers on new housing developments

<b>SEA/SA objectives : abbreviated</b>		<b>Proposed monitoring indicators</b>
22	Support Watlington's growth, commercial and tourism	Review available data for the number of empty shops. Review available data for visitor numbers to local shops and businesses

# Appendix 1: Evidence base

Link to [Sustainability Appraisal](#) scoping report with revisions and additions that were made in response to comments received.

# Appendix 2: Policy context

## Relevant Policies and Programmes

Documents assessed in the review of the policy context for key messages were:

Table B.1 below lists the major policy sources of these requirements and gives an indication of how these will affect the WNDP. Table B.2, following Table B.1, gives a similar analysis against the SODC Core Strategy policies.

**Table B.1: Plans, Programmes and Policies**

Relevant Plans And Programmes	Relevance to WNDP
<b>European/International</b>	
Kyoto Climate Change Protocol, 1997 & subsequent 2015 Paris agreement on climate change	Aims to keep global average temperature below 2 degrees Celsius & to keep below 1.5 degrees Celsius by reducing emissions & to mitigate impacts of climate change. WNDP relevance relating to energy efficiency, waste reduction, emissions from transport, mitigating flood risk.
The European Directive on the Conservation of Natural Habitats & of Wild Fauna & Flora (The Habitats Directive) 1992	Relevant objectives are to contribute towards ensuring biodiversity through the conservation of natural habitat and wild flora & fauna with particular attention to the WNDP areas existing SSSI's and chalk streams
European Sustainable Development Strategy, May 2001	Relevant to the WNDP with regards: <ul style="list-style-type: none"><li>• dealing with the social &amp; economic implications of an ageing population</li><li>• improving the transport system &amp; land use</li><li>• limiting climate change &amp; increasing the use of clean energy</li></ul>

Relevant Plans And Programmes	Relevance to WNDP
The European Directive on Ambient Air Quality Assessment & Management (The Air Quality Framework Directive) 1996, & subsequent Air Quality Directive (2008/50/EC) June 2008	Relevant objectives are to maintain ambient air quality where it is good & improve it in other cases
European Commission Thematic Strategy for Soil Protection, 2006	<p>The main objectives of this strategy are:</p> <ul style="list-style-type: none"> <li>• preventing further soil degradation &amp; preserving its functions: when soil is used &amp; its functions exploited action has to be taken on soil use &amp; management patterns</li> <li>• restoring degraded soils to a level of functionality consistent at least with concurrent &amp; intended use, thus considering cost implications in such restoration</li> </ul>
The European Water Framework Directive, 2000	The main objective is ensuring sustainable water usage, including both surface & ground water resources.
Convention on Biological Diversity, 1992	<p>Objectives are:</p> <ul style="list-style-type: none"> <li>• conservation of biological diversity</li> <li>• sustainable use of its components</li> <li>• fair &amp; equitable sharing of the benefits arising from the use of genetic resources</li> </ul>
<b>National</b>	

Relevant Plans And Programmes	Relevance to WNDP
<p>The National Planning Policy Framework (2012) &amp; National Planning Practice Guidance (2014) (DCLG)</p>	<p>The National Planning Policy Framework (NPPF) consolidates &amp; replaces national guidance set out in preceding Planning Policy Statements, Planning Policy Guidance &amp; a number of related circulars, into a single document. The NPPF describes three dimensions to sustainable development: economic, social &amp; environmental. It sets out proposals for delivering sustainable development through the planning system &amp; should be used throughout the plan-making &amp; decision-taking process.</p> <p>Elements of the NPPF of particular relevance to the WNDP are:</p> <ul style="list-style-type: none"> <li>• Allowing people &amp; communities to participate in planning</li> <li>• A presumption in favour of sustainable development that is the basis for every plan</li> <li>• Neighbourhood plans must be in general conform with the strategic policies of the Local Plan</li> </ul> <p>Guidance which applies:</p> <ul style="list-style-type: none"> <li>• Strategic environmental assessment &amp; sustainability appraisal</li> <li>• Air quality</li> <li>• Climate change</li> <li>• Conserving &amp; enhancing the historic environment</li> <li>• Ensuring the vitality of town centres</li> <li>• Environment impact assessment</li> <li>• Flood risk</li> <li>• Health &amp; wellbeing</li> <li>• Light pollution</li> <li>• Natural environment</li> <li>• Noise</li> <li>• Open space, sports &amp; recreation facilities, public rights of way &amp; local green spaces</li> <li>• Renewable &amp; low carbon energy</li> <li>• Rural housing</li> <li>• Starter homes</li> <li>• Waste</li> <li>• Water supply, wastewater &amp; water quality</li> </ul>
<p>National Heritage Protection Plan Historic England 2012/13</p>	<p>Provides information on local planning processes for proactive &amp; positive local heritage management &amp; how to enhance new development proposals so that they respond well to the historic area, local context &amp; wider surroundings</p>

Relevant Plans And Programmes	Relevance to WNDP
Chilterns AONB Management Plan 2014-2019 (The Chilterns Conservation Board)	There is continuing pressure to locate large scale developments in the AONB or its setting. Assessment of the impact of these proposals needs to accord with national policy as set out in the National Planning Policy Framework (paragraphs 113, 115 and 116) <sup>1</sup> The AONB is a nationally important landscape designation in the NPPF (paras. 14, 109 & 115) & is also protected by local landscape policy (CSEN1) although this policy also provides for certain development. The “Chilterns Buildings Design Guide” is relevant <a href="https://www.chilternsaonb.org/buildings-design-guidance">https://www.chilternsaonb.org/buildings-design-guidance</a>
<b>County</b>	
Water Resources Management Plan 2015-2040 (Thames Water) & River Basin Management Plan – Thames River Basin District (2009) (EA)	Maintain a balance of supply & demand for water whilst protecting biodiversity & ecosystems. The Plan will take into consideration implications on enlarging the sewerage plant capacity
Thames (2014) & Cherwell, Thame & Wye Catchment Abstraction Licensing Strategies (2012) (EA)	All of South Oxon is a water stress area
Oxfordshire Strategic Housing Market Assessment 2014 (OCC)	This could potentially increase the number of houses we must provide by a significant number beyond the 79 allocated in the Core Strategy. It will not be clear what this increased number is until Oxford City gives its definitive number of houses they will provide and SODC has completed a local plan review.
Oxfordshire LEP Strategic Economic Plan - SEP (March 2014)	The SEP is the major driver for investment especially for infrastructure. The Plan must not preclude anything that is planned in the SEP – e.g. proposing a housing site on a piece of land identified for a road. (Note: there is little in the SEP of concern to Watlington specifically – it focusses mainly on Oxford, the “knowledge Spine” & ‘Science Vale’. This is currently under review (as of June 2016)
Preliminary Flood Risk Assessment 2011 (OCC)	The maps and commentary at: <a href="https://www.oxfordshire.gov.uk/cms/content/oxfordshire-preliminary-flood-risk-assessment-pfra">https://www.oxfordshire.gov.uk/cms/content/oxfordshire-preliminary-flood-risk-assessment-pfra</a>  & at: <a href="http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/district-flood-risk">http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/district-flood-risk</a>  <u>will be used to inform the identification of development sites</u>
LPT4 2016	<a href="https://www.oxfordshire.gov.uk/cms/content/ltp4-policy-and-overall-strategy">https://www.oxfordshire.gov.uk/cms/content/ltp4-policy-and-overall-strategy</a>  Replaces Oxfordshire Local Transport Plan 2011-2030 (2011) (OCC). Over-arching transport goals to: 1) support jobs & housing growth & economic vitality, 2) to reduce transport emissions, 3) to protect & where possible enhance Oxfordshire’s environment & improve quality of life & 4) to improve public health, air quality, safety & individual wellbeing

Relevant Plans And Programmes	Relevance to WNDP
Oxfordshire's Biodiversity Action Plan 2015 (OCC BAP)	The Plan takes into consideration impact on Target Conservation Areas described at:  <a href="https://www.oxfordshire.gov.uk/cms/content/oxfordshires-biodiversity-action-plan">https://www.oxfordshire.gov.uk/cms/content/oxfordshires-biodiversity-action-plan</a>
Oxfordshire Draft Rights of Way Management Plan 2014-2024 (2014) (OCC)	The Plan should not conflict with this. If there are any identified areas for improvement in Watlington then the town may want to consider helping to achieve that. Any rights of way are preserved & look for opportunities to enhance them
<b>District</b>	
South Oxfordshire Core Strategy (2012) (SODC)	Must apply.  Included as part of the Local plan is the Sites & Policies document which includes an allocation of houses to each of the larger villages in the District, including Watlington. Originally 79 new homes needed to be included in the WNDP documentation, but SODC is in the process of developing a new Local Plan which indicates that this number will increase to at least 200
South Oxfordshire Local Plan 2011 (2006) (SODC) & South Oxfordshire Local Plan 2032	The SODC Core Strategy supersedes a number of the Local Plan 2011 policies – the generally 'strategic policies.' The "Development Management" type policies (i.e. the detail to consider in a planning application) are still adopted policy & some of these might have a slight impact on the plan– the Neighbourhood Plan policies will eventually supersede these detailed policies. Any issues not covered by NP policies will default back to the Local Plan. The 2032 plan is an emerging Local Plan which will be adopted during the period covered by the WNDP. WNDP will have regard to the policies in LP2032 in the interim period.
South Oxfordshire Housing Strategy 2008-2011 (SODC)	Most of what is in this strategy is out of date but it has not been officially superseded. The Strategic Housing Market Assessment (SHMA) provides an update on a number of the issues covered. The Plan will also, where necessary consider the housing policies documented in: <a href="http://www.southoxon.gov.uk/services-and-advice/housing/housing-policies">http://www.southoxon.gov.uk/services-and-advice/housing/housing-policies</a>
South Oxfordshire District Council Strategic Housing Market Assessment (2014)	The WNDP needs to provide homes, mix of homes needed & meet needs of specific groups within the population
South Oxfordshire Sustainable Community Strategy 2009-2026 (SODC - SCS)	This will be taken into consideration during the Sustainability Appraisal.

Relevant Plans And Programmes	Relevance to WNDP
South Oxfordshire District Council Refined Options Sustainability Appraisal (2015)	Sustainable development to be taken into account
Strategic Housing Land Availability Assessment (SODC 2013)	Identifies 12 sites around Watlington which their owners have put forward as possible development sites.
South Oxfordshire District Council & Vale of White Horse District Council Strategic Flood Risk Assessment (2009) (SODC & VOWH)	<p>In addition to the above the maps at <a href="http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=468500.0&amp;y=194500.0&amp;topic=floodmap&amp;ep=map&amp;scale=9&amp;location=Watlington,Oxfordshire&amp;lang=e&amp;layerGroups=default&amp;distance=&amp;textonly=off#x=468663&amp;y=194503&amp;lg=1,2,&amp;scale=10">http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=468500.0&amp;y=194500.0&amp;topic=floodmap&amp;ep=map&amp;scale=9&amp;location=Watlington,Oxfordshire&amp;lang=e&amp;layerGroups=default&amp;distance=&amp;textonly=off#x=468663&amp;y=194503&amp;lg=1,2,&amp;scale=10</a> will be used to confirm the maps above</p>
The Emerging Science Vale Action Plan	This plan will help shape, co-ordinate & deliver sustainable growth across the area. The WNDP area is viewed as a feeder area into this the Science Vale area
<b>Local</b>	
Thames Water Watlington Drainage Strategy	Relevant
Village appraisals/design statements/parish plans (relevant parish council/community group)	Suggestions for a Better Watlington (2002), Watlington Speaks (2012), Watlington Conservation Area (1997)

<sup>1</sup> National Planning Policy Framework (Department for Communities and Local Government, March 2012)



**Table B.2: SODC Core Strategy Policies**

<b>Policy #</b>	<b>Description</b>	<b>Relevance to WNDP</b>
CS1	Presumption in favour of sustainable development	Applies unless application causes undue harm to the environment
CSS1	The overall strategy	Applies & should be consistent with the overall strategy
CSM1	Transport	Applies, with particular attention to (v) modal shift to public transport, cycling & walking, (vi) promote & support traffic management measures & environmental improvements e.g. air pollution, (vii) car parking & (ix) electronic communications to enhance economic sustainability
CSM2	Transport assessment & travel plans	Applies to all development proposals for Watlington due to the B4009 going through the centre of town & resultant traffic congestion and air pollution
CSEM1	Supporting a successful economy	All points relevant – but with particular attention to (ii) education skill set to fit future economy needs, (iii) sustainable transport solutions & (v) high speed broadband
CSEM2	The amount & distribution of employment	Applies, but no Watlington-specific requirements. Some employment opportunities will come from areas such as Culham Science Centre, Thame & Wallingford
CSEM3	Culham Science Centre	Not applicable apart from a possible employment site
CSEM4	Supporting economic development	Applies but no Watlington-specific requirements
CSEM5	Oxford Brookes University	Not applicable
CSH1	Amount & distribution of housing	Applicable. Table 7.3 clusters Watlington with other larger villages, but does not have an individual requirement assigned in this policy
CSH2	Density	25 houses/hectare applies but no Watlington-specific requirements
CSH3	Affordable housing	Need to allow for the policy-defined percentage of affordable housing & meet survey needs
CSH4	Meeting housing needs	As identified in the SODC local plan
CSH5	Gypsies, travellers & travelling show people	Need to allow for possible minor extension or intensification of Webb's Yard &/or Bucklands Paddock
<b>Policy #</b>	<b>Description</b>	<b>Relevance to WNDP</b>
CST1	Town centres & shopping	Watlington is classified as a local centre serving their immediate rural area. Support initiatives which safeguard & enhance. Proposals for out of centre development will not be permitted. Changes of use within defined primary & secondary retail frontages will be managed to maintain the role of the town centre
CSR1	Housing in villages	In addition to the requirements & as a 'Large Village' there is a need to consider provision of adequate free car parking & improved enforcement, support independent retailers & farmers markets, & try to ensure accessibility to elderly

CSR2	Employment in rural areas	Aim to support agricultural & home workers. Employment should be in accessible locations close to transport corridors, cycling & walking possibilities. High speed Broadband & support amenities to be made available. Avoid adversely affecting heritage or natural assets & encourage schemes which support tourism based on the character of the area & do not rely on heavy transport
CSR3	Community facilities & rural transport	Aim to maintain & improve town centre & visitor attractions retaining important views & approaches. Aim to improve car parking & access & to improve air quality. Also maintaining health & education services & an enhanced quality of life. Proposals which result in the provision of facilities & services in the rural areas will be encouraged, but those which result in the loss will be resisted. Rural transport initiatives that improve movement particularly to access services & employment will be encouraged
CSEN1	Landscape	Applies, particularly (1) integration within the landscape & (ii) as the Parish is within an AONB & SSSI delineation
CSEN3	Historic environment	Applies with a Strategic Environmental Assessment needed to minimise impact & take into account previously unidentified heritage assets, including archaeological remains
CSQ1	Renewable energy	Aim to include renewable energy technologies in new developments provided they do not have an adverse impact on the landscape, heritage & biodiversity of an area, traffic generation or the amenities. AONB designations are likely to place a significant constraint on large scale turbines & wind farms however there may be scope for installation of smaller scale turbines in less intrusive locations where there are suitable wind speeds
CSQ2	Sustainable design & construction	Ensure that new development achieves high standards of energy efficiency & secures a proportion of its energy demand from renewable energy sources. Nationally recognised standards exist for sustainable design & construction in the form of the Code for Sustainable Homes, Eco Homes & BREEAM. National guidance <sup>16</sup> is clear that these standards should be used. As Watlington has a number of flood zones a focus should also be given to (vii) where new developments should be built to adapt to climate change e.g. heavy rainfall
<b>Policy #</b>	<b>Description</b>	<b>Relevance to WNDP</b>
CSQ3	Design	Applies. As an AONB for landscape and townscape it is important that new development designs take into account the historic aspect of the parish & the connectivity to the rural green spaces within keeping of the current status
CSQ4	Design briefs for greenfield neighbourhoods & major development sites	Proposals for housing allocations & major development sites must be accompanied by a design brief that includes a clear vision for the type of place that could be created & which builds on the overall vision for the town and district. It should demonstrate quality of development, high level of accessibility & good connections to public transport, community facilities & local services. There should also be a clear structure of open spaces & landscape network to ensure that open

		space standards are met & that new spaces relate well to each other & existing areas
CSG1	Green infrastructure	Applies. As the parish has AONB, SSSI designation & a local nature reserve it is important that there is a net gain in biodiversity & biodiversity corridors. Access to these areas also need to be considered
CSB1	Conservation & improvement of biodiversity	Applies. There are four Special Areas of Conservation (SACs) considered to be within influencing distance of the WNDP area. These are Aston Rowant, Chiltern Beechwoods, Little Wittenham & Hartslock Wood. Future development needs to take this into account & actively work towards conservation & net gain of biodiversity in the area
CSI1	Infrastructure provision	Promote accessible high quality healthcare, education, cultural, leisure, sport & other services.
CSC1	Delivery & contingency	Applies, however note that deliverables detailed in Table 18.1 & 18.2 are currently under review by SODC. To focus on identifying land for new homes, support the conversion of rural buildings for employment & support people working at home

## Appendix 3: Acronyms, technical terms

AONB..... Area of Outstanding Natural Beauty: an outstanding landscape whose distinctive character and natural beauty are so precious that it is in the nation's interest to safeguard them.  
Regulated by Natural England

CIL..... Community Infrastructure Levy: The Community Infrastructure Levy is a planning charge introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.

EC ..... European Commission: The European Commission is the executive of the European Union

NDP ..... Neighbourhood Development Plan

SA ..... Sustainability Appraisal: In United Kingdom planning law, a sustainability appraisal is an appraisal of the economic, environmental, and social effects of a plan from the outset of the preparation process to allow decisions to be made that accord with sustainable development.

SAC ..... Special Area of Conservation: Special Areas of Conservation (SACs) are strictly protected sites designated under the EC Habitats Directive.

SEA ..... Strategic Environmental Assessment: the European Directive 2001/42/EC "on the assessment of the effects of certain plans and programmes on the environment", known as the Strategic Environmental Assessment or SEA Directive.

SODC ..... South Oxfordshire District Council, the local planning authority

SWOT .... An assessment of Strengths, Weaknesses, Opportunities and Threats to identify significant issues in a structured framework.

WNDP.....Watlington Neighbourhood Development Plan